



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

CALL TO ORDER: COMMISSIONERS' BRIEFING, 5:15 P.M. in Council Chambers Conference Room of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

PRESENT:

PRESENT: VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS MICHAEL BUCKLEY, STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN AND STEPHEN QUINN

EXCUSED: CHAIRMAN CRAIG GALATI

ALSO PRESENT: ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., JOHN KOSWAN - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., JOEL McCULLOCH – PLANNING & DEVELOPMENT DEPT., KYLE WALTON - PLANNING & DEVELOPMENT DEPT., DAPHNEE LEGARZA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT – CITY ATTORNEY'S OFFICE, ANGELA CROLLI – CITY CLERK'S OFFICE, LINDA OWENS – CITY CLERK'S OFFICE

MINUTES:

JOEL McCULLOCH, Planning and Development, called the Briefing to order to 5:36 P.M.

ITEM 3 - TM-0018-02:

MR. McCULLOCH said staff would like to have this item pulled off the Consent portion of the agenda to add a condition.

ITEM 23 - GPA-0009-02, ITEM 24 - Z-0023-02, ITEM 25 - V-0021-02, and ITEM 26 - Z-0023-02(1):

MR. McCULLOCH announced the applicant is requesting these items be withdrawn without prejudice.

ITEM 29 - Z-0014-02:

MR. McCULLOCH noted that staff is requesting this item be held in abeyance until the 5/23/2002 Planning Commission meeting so that it can be re-noticed.

ITEM 31 - Z-0019-02, and ITEM 32 - Z-0019-02(1):

MR. McCULLOCH noted that the applicant is requesting these items be held in abeyance until the 5/23/2002 Planning Commission meeting.

City of Las Vegas

PLANNING COMMISSION MEETING OF APRIL 25, 2002 Planning and Development Department BRIEFING

MINUTES - Continued:

ITEM 36 - Z-0026-02:

MR. McCULLOCH stated that the applicant is requesting this item be withdrawn without prejudice.

ITEM 53 - Z-0034-81(12):

MR. McCULLOCH stated the applicant is requesting this item be withdrawn without prejudice.

OTHER ISSUES:

ITEM 5 - TM-0022-02:

DAPHNEE LEGARZA, Public Works, advised that the applicant has to construct a physical barrier. BOB GENZER, Planning and Development, added that staff received a letter from the adjacent property owner objecting to the cul-de-sac.

ITEM 18 - GPA-0006-02, and ITEM 19 - Z-0021-02:

MR. McCULLOCH advised that staff is recommending denial of these applications based on incompatibility with existing and future development in the area.

ITEM 21 - GPA-0008-02, and ITEM 22 - Z-0022-02:

MR. McCULLOCH said staff is recommending denial of these applications based on incompatibility with existing and future development in the area.

ITEM 35 - Z-0025-02:

MR. McCULLOCH announced that staff is recommending denial based on incompatibility with existing and future development in the area. In addition, staff believes the applicant is attempting to circumvent the Zoning Code with this request. They are asking for R-1 setbacks. If the zoning goes away they could have 5 units instead of the 3 units they are proposing. This property is surrounded to the east and west by R-E lots. ROBERT GENZER, Planning and Development, added that they don't want to do R-D setbacks.

ITEM 38 - V-0017-02:

MR. McCULLOCH noted that staff is recommending denial based on no apparent hardship.

ITEM 39 - V-0018-02:

MR. McCULLOCH said staff is recommending denial based on no apparent hardship.

City of Las Vegas

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
BRIEFING

MINUTES - Continued:

ITEM 45 - U-0298-94(2):

MR. McCULLOCH stated that staff is recommending denial based on the lack of upkeep on the sign and no advertisements displayed.

ITEM 48 - U-0023-02:

MR. McCULLOCH noted that staff is recommending denial based on the proximity of the proposed use to single-family residential. It has to be 400 feet from a residential development.

ITEM 68 - TA-0006-02, and ITEM 69 - TA-0007-02:

MR. McCULLOCH advised the Commissioners that these items could be pulled forward as it is a presentation by the Comprehensive Planning staff.

JOHN KOSWAN, Planning and Development, announced there will be a Planning Commission Workshop on May 16, 2002.

BRIEFING ADJOURNED AT 5:57 P.M.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE.

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PLANNING COMMISSION MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE CITY'S WEBSITE AT www.ci.las-vegas.nv.us. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB SATURDAY AT 10:00 AM, THE FOLLOWING TUESDAY AT MIDNIGHT AND 9:00 AM AND THURSDAY AT 6:00 PM.

PLEDGE OF ALLEGIANCE was led by VICE CHAIRMAN TRUESDELL.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

PRESENT: CHAIRMAN CRAIG GALATI (ARRIVED 7:44 P.M.), VICE CHAIRMAN RICHARD TRUESDELL, MEMBERS MICHAEL BUCKLEY, STEVEN EVANS, BYRON GOYNES, LAURA McSWAIN AND STEPHEN QUINN

ROBERT GENZER - PLANNING & DEVELOPMENT DEPT., JOHN KOSWAN - PLANNING & DEVELOPMENT DEPT., MARGO WHEELER - PLANNING & DEVELOPMENT DEPT., JOEL McCULLOCH - PLANNING & DEVELOPMENT DEPT., KYLE WALTON - PLANNING & DEVELOPMENT DEPT., LAURA MARTIN - PLANNING & DEVELOPMENT DEPT., JARED GERBER - PLANNING & DEVELOPMENT DEPT., DAPHNEE LEGARZA - PUBLIC WORKS, RICHARD SCHRODER - PUBLIC WORKS, BRYAN SCOTT - CITY ATTORNEY'S OFFICE, ANGELA CROLLI - CITY CLERK'S OFFICE, LINDA OWENS - CITY CLERK'S OFFICE

(6:00)



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

SUBJECT:

Approval of the minutes of the March 28, 2002 Planning Commission Meeting

MOTION:

GOYNES - APPROVED - UNANIMOUS with BUCKLEY abstaining as he did not attend the March 28, 2002 meeting and GALATI excused

MINUTES:

There was no discussion.

(6:01 - 6:02)

1-47



AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

VIC CHAIRMAN TRUESDELL announced the subdivision items could be appealed by the applicant or aggrieved person or a review requested by a member of the City Council.

ACTIONS:

ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

VICE CHAIRMAN TRUESDELL read the statement on the order of the items and the time limitations on persons wishing to be heard on an item.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

VICE CHAIRMAN TRUESDELL noted the Rules of Conduct.

PLANNING COMMISSION MEETING RULES OF CONDUCT.

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received, the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TM-0017-02 - TULE SPRINGS PLAZA - TULE SPRINGS PLAZA, LIMITED LIABILITY COMPANY ON BEHALF OF SEVEN VALLEYS REALTY, INC. - Request for a Tentative Map FOR A 1 LOT COMMERCIAL SUBDIVISION on 41 acres located adjacent to the southwest corner of Farm Road and Tule Springs Road (APN: 125-17-702-002), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1, 2, 4, and 6 through 11 subject to conditions - UNANIMOUS with BUCKLEY and TRUESDELL abstaining on Item 11 as the applicant is a client of their firms, and GALATI excused

This is final action.

NOTE: COMMISSIONER McSWAIN announced she typically abstains from Hearthstone Homebuilders applications, but her firm has concluded its business with that firm, so she will be voting on Item 6 [TM-0024-02].

MINUTES:

VICE CHAIRMAN TRUESDELL stated this is a Consent item.

JOEL McCULLOCH, Planning and Development, requested Item 3 [TM-0020-02] be pulled off the Consent portion of the agenda. DAPHNEE LEGARZA, Public Works, requested Item 5 [TM-0022-02] be pulled off the Consent portion of the agenda.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 1 - TM-0017-02

MINUTES - Continued:

There was no further discussion.

(6:09 - 6:11)

1-260

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the conditions of approval for Site Development Plan Review [Z-0076-98(15)] and the Town Center Development Standards.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Dedicate 40 feet of right-of-way adjacent to this site for Tule Springs Road (measured from the section line), 40 feet for Farm Road, and a 30 foot radius at the southwest corner of Tule Springs Road and Farm Road. Also, grant a Traffic Signal Chord easement at the southwest corner of Tule Springs Road and Farm Road. Additional right-of-way dedications for exclusive right turn lanes, dual left turn lanes, and bus pull-outs shall be dedicated in accordance with the approved Traffic Impact Analysis for this site.
7. Construct half-street improvements on Farm Road and Tule Springs Road adjacent to this site concurrent with development of this site. Pavement and median improvements for Tule Springs Road shall be constructed to normal City standards for an 80 foot right-of-way; Farm Road shall be constructed to Town Center standards.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 1 - TM-0017-02

CONDITIONS - Continued:

8. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets or to the parcel to the north. In addition, unless incompatible uses can be demonstrated, this site shall provide intersite access to the abutting parcels to the north and south as well.
9. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
10. Site development to comply with all applicable conditions of approval for the Town Center Master Plan, the approved Technical Drainage Study, the approved Traffic Impact Analysis, and all subsequent site-related actions.
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Planning Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TM-0018-02 - CHEYENNE AT SHADY TIMBER - SUNSET PHD, LIMITED PARTNERSHIP, ET AL - Request for a Tentative Map FOR A 1 LOT COMMERCIAL SUBDIVISION on 15.88 acres adjacent to the northwest corner of Cheyenne Avenue and Shady Timber Street (APN: 137-12-401-022, 030 and 137-12-801-001), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1, 2, 4, and 6 through 11 subject to conditions - UNANIMOUS with BUCKLEY and TRUESDELL abstaining on Item 11 as the applicant is a client of their firms, and GALATI excused

This is final action.

NOTE: COMMISSIONER McSWAIN announced she typically abstains from Hearthstone Homebuilders applications, but her firm has concluded its business with that firm, so she will be voting on Item 6 [TM-0024-02].

MINUTES:

VICE CHAIRMAN TRUESDELL stated this is a Consent item.

JOEL McCULLOCH, Planning and Development, requested Item 3 [TM-0020-02] be pulled off the Consent portion of the agenda. DAPHNEE LEGARZA, Public Works, requested Item 5 [TM-0022-02] be pulled off the Consent portion of the agenda.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 2 - TM-0018-02

MINUTES - Continued:

There was no further discussion.

(6:09 - 6:11)

1-260

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the conditions of approval for Rezoning (Z-0033-97), and with the Lone Mountain Master Plan Development Standards.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Submit a Vacation Application to vacate all rights-of-way in conflict with this Tentative Map, such as that portion of the Barden Road alignment previously dedicated with Bureau of Land Management (BLM) Grant N-59937 and recorded as 960813:00836; such vacation application shall record prior to the recordation of a Final Map for this site.
7. Dedicate 30 feet of right-of-way adjacent to this site for Shady Timber Street and appropriate right-of-way for Cheyenne Avenue to accommodate the future Beltway project including all appropriate transitions. Also, dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the northwest corner of Cheyenne Avenue and Shady Timber Street.
8. Amend the boundaries of this map to include that area of Shady Timber and Cheyenne Avenue to be dedicated, and to exclude the ingress/egress areas for the proposed driveways.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 2 - TM-0018-02

CONDITIONS - Continued:

9. Provide a 20-foot wide private access and public utility easement to Clark County and their successors for the remnant parcel adjacent to the beltway (APN: 137-12-301-008) at the north edge of this site.
10. Construct half-street improvements including appropriate overpaving on Shady Timber Street and on Cheyenne Avenue adjacent to this site concurrent with development of this site.
11. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
12. A Master Streetlight Plan must be submitted and approved prior to the submittal of any construction drawings for this site.
13. In accordance with the intent of a commercial subdivision, this site shall have perpetual common access and parking rights between all pad sites or parcels comprising the overall commercial subdivision and a note to this affect shall appear on the final map for this site.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 2 - TM-0018-02

CONDITIONS - Continued:

14. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis should address the proposed left turn from Cheyenne Avenue onto Shady Timber Street; the construction drawing shall be revised to delete this median opening from the plans unless specifically allowed by the City Traffic Engineer. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
15. Comply with the recommendations of the Drainage Plan and Technical Drainage Study approved by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits or the recordation of a Final Map for this site, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 2 - TM-0018-02

CONDITIONS - Continued:

16. Site development to comply with all applicable conditions of approval for Z-33-97, the Lone Mountain Development Master Plan and all other subsequent site-related actions.
17. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Planning Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TM-0020-02 - GOWAN/ CLIFF SHADOWS CONDOMINIUMS - CLIFF SHADOWS CONDOMINIUMS, LIMITED LIABILITY COMPANY ON BEHALF OF JULIET PROPERTY COMPANY - Request for a Tentative Map FOR A 320-UNIT CONDOMINIUM SUBDIVISION on 20 acres located adjacent to the southeast corner of Cliff Shadows Parkway and Gowan Road (APN: 137-12-301-003, 004, 011 and 012), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions and additional condition as follows:

- **Perimeter block retaining walls shall not exceed six feet. Interior retaining walls shall not exceed 10 feet.**

- UNANIMOUS with BUCKLEY and TRUESDELL abstaining as Juliet Property Company is a client of their firms and GALATI excused

This is final action.

MINUTES:

JOEL McCULLOCH, Planning and Development, requested Item 3 [TM-0020-02] be pulled off the Consent portion of the agenda and discussed separately.

After the Consent items were heard, this item was discussed. MR. McCULLOCH requested an additional condition as follows:

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 3 - TM-0020-02

MINUTES - Continued:

- Perimeter block retaining walls shall not exceed six feet. Interior retaining walls shall not exceed 10 feet.

APRIL McGRIFF, Bossard Developer Services, 2920 South Green Valley Parkway, #814, Henderson, Nevada, appeared on behalf of the applicant. She concurred with the conditions and the additional condition read into the record by staff.

(6:11 - 6:13)

1-330

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review [Z-0024-99(38)] and the Lone Mountain West Master Plan.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. This Condition shall supercede Original Condition of Approval #11 of Z-0024-99(38): Dedicate 40 feet of right-of-way adjacent to this site for Gowan Road and approximately 72.3 feet of right-of-way for Siegfried and Roy Parkway to coincide with the construction plans for this site, once approved. Also, dedicate a 25 foot radius on the southeast corner of Cliff Shadows Parkway and Gowan Road, and a 25 foot radius on the southwest corner of Gowan Road and Siegfried and Roy Parkway.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 3 - TM-0020-02

CONDITIONS - Continued:

7. This Condition shall supercede Original Condition of Approval #12 of Z-0024-99(38): Construct half-street improvements including appropriate overpaving, if legally able, on Cliff Shadows Parkway, Gowan Road, and Siegfried and Roy Parkway, including an additional lane on the east side of the power poles and any required improvements to protect the existing power poles located within the Siegfried and Roy Parkway alignment adjacent to this site; temporary pavement may be used for the lane on the east side of the power poles within the Siegfried and Roy Parkway road alignment. The required street improvements shall be phased such that Cliff Shadows Parkway, adjacent to the overall site, shall be constructed with the first phase of development anywhere within this site; Gowan Road and Siegfried and Roy Parkway shall be constructed with the second phase of development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
8. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222a.
9. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.
10. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
11. Site development to comply with all applicable conditions of approval for Z-24-99(38) and all other site-specific actions.
12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TM-0021-02 - JONES/HORSE AT IRON MOUNTAIN RANCH - PRENT LAND ON BEHALF OF RICHMOND AMERICAN HOMES - Request for a Tentative Map FOR A 60 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 20 acres located adjacent to the southeast corner of Brent Lane and Jones Boulevard (APN: 125-12-201-001 and 002), U (Undeveloped) Zone [DR (Desert Rural Density) General Plan Designation] under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1, 2, 4, and 6 through 11 subject to conditions - **UNANIMOUS** with **BUCKLEY** and **TRUESDELL** abstaining on Item 11 as the applicant is a client of their firms, and **GALATI** excused

This is final action.

NOTE: COMMISSIONER McSWAIN announced she typically abstains from Hearthstone Homebuilders applications, but her firm has concluded its business with that firm, so she will be voting on Item 6 [TM-0024-02].

MINUTES:

VICE CHAIRMAN TRUESDELL stated this is a Consent item.

JOEL McCULLOCH, Planning and Development, requested Item 3 [TM-0020-02] be pulled off the Consent portion of the agenda. **DAPHNEE LEGARZA**, Public Works, requested Item 5 [TM-0022-02] be pulled off the Consent portion of the agenda.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 4 - TM-0021-02

MINUTES - Continued:

There was no further discussion.

(6:09 - 6:11)

1-260

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the conditions of approval for Rezoning (Z-0094-01) and Site Development Plan Review [Z-0094-01(1)] and the Iron Mountain Ranch Residential Planned Development Master Plan.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Provide proof that Emerald Valley Street will continue through the adjacent parcel to the south; if such proof cannot be provided, this site shall be revised to eliminate the connection to the south.
7. A Petition of Vacation, such as VAC-26-02, to vacate all rights-of-way in conflict with this site must record prior to the recordation of any Final Maps for this site.
8. Dedicate a 25-foot radius on the northeast and southeast corners of Jones Boulevard and Chestnut Run Drive.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 4 - TM-0021-02

CONDITIONS - Continued:

9. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
10. Provide pedestrian walkway easements for all sidewalks not located within the public street right-of-way.
11. Submit an Encroachment Agreement for all landscaping and private improvements located in the Jones Boulevard public right-of-way adjacent to this site prior to occupancy of this site.
12. Landscape and maintain all unimproved right-of-way on Jones Boulevard adjacent to this site.
13. Public drainage easements must be common lots to be privately maintained by a home owner's association or maintenance association for all public drainage not located within existing public street right-of-way.
14. Site development to comply with all the approved Traffic Access Analysis, all applicable conditions of approval for Z-94-01 and all subsequent site-related actions.
15. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TM-0022-02 - SPRING MOUNTAIN RANCH UNIT 91 - SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY ON BEHALF OF RICHMOND AMERICAN HOMES - Request for a Tentative Map FOR A 150 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 16.52 acres adjacent to the northeast corner of Frontage Road and Ackerman Avenue (APN: 125-08-310-003 and 125-08-410-001), R-PD12 (Residential Planned Development - 12 Units Per Acre) and C-2 (General Commercial) Zones and R-E (Residence Estates) under Resolution of Intent to R-PD10 (Residential Planned Development - 10 Units Per Acre), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions and additional condition as follows:

- This development shall construct a physical barrier, meeting the approval of the City Engineer, at the west end of the proposed cul-de-sac on Ackerman Avenue concurrent with development of this site.

- UNANIMOUS with GALATI excused

This is final action.

MINUTES:

VICE CHAIRMAN TRUESDELL stated this is a Consent item.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 5 - TM-0022-02

MINUTES - Continued:

DAPHNEE LEGARZA, Public Works, stated staff would like to add an additional condition as follows:

- This development shall construct a physical barrier, meeting the approval of the City Engineer, at the west end of the proposed cul-de-sac on Ackerman Avenue concurrent with development of this site.

JEFFREY ARMSTRONG, VTN Nevada, 2727 South Rainbow Boulevard, appeared on behalf of the applicant and concurred with all the conditions.

(6:13 - 6:15)

1-395

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (Z-0008-02) and Site Development Plan Review [Z-0008-02(1)].
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 5- TM-0022-02

CONDITIONS - Continued:

Public Works

6. Submit a plan prior to the submittal of a Final Map Technical Review for approval by the City Engineer showing how Ackerman Avenue will be terminated adjacent to this site and how the vacated portion of Ackerman Avenue will be incorporated into this site. Dedicate or provide dedication of appropriate right-of-way to terminate Ackerman Avenue in a circular cul-de-sac meeting the intent of current City standards prior to the recordation of a Final Map for this site; an offset cul-de-sac may be allowed. Submit appropriate vacation applications, as necessary, to implement the approved plan; such vacation application shall be acted upon by the City Council prior to the submittal of a Final Map Technical Review. Such vacation application shall record prior to the recordation of a Final Map for this site.
7. Public drainage easements must be common lots to be privately maintained by a home owner's association or maintenance association for all public drainage not located within existing public street right-of-way.
8. Site development to comply with all applicable conditions of approval for Z-8-02 and all subsequent site-related actions.
9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TM-0024-02 - PINE COVE III & IV - PAULA M. WALLACE ON BEHALF OF HEARTHSTONE HOMEBUILDERS - Request for a Tentative Map FOR A 33-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.0 acres located adjacent to the south side of Gowan Road, approximately 285 feet east of Durango Drive (APN: 138-09-301-002 and 003), U (Undeveloped) Zone under Resolution of Intent to R-CL (Single Family Compact-Lot) Zone, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1, 2, 4, and 6 through 11 subject to conditions - **UNANIMOUS** with **BUCKLEY** and **TRUESDELL** abstaining on Item 11 as the applicant is a client of their firms, and **GALATI** excused

This is final action.

NOTE: COMMISSIONER McSWAIN announced she typically abstains from Hearthstone Homebuilders applications, but her firm has concluded its business with that firm, so she will be voting on Item 6 [TM-0024-02].

MINUTES:

VICE CHAIRMAN TRUESDELL stated this is a Consent item.

JOEL McCULLOCH, Planning and Development, requested Item 3 [TM-0020-02] be pulled off the Consent portion of the agenda. **DAPHNEE LEGARZA**, Public Works, requested Item 5 [TM-0022-02] be pulled off the Consent portion of the agenda.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 6 - TM-0024-02

MINUTES - Continued:

There was no further discussion.

(6:09 - 6:11)

1-260

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (Z-0007-02) and (Z-0082-01).
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. The proposed stub street will not be allowed unless the property to the east is developed and has dedicated right-of-way to accommodate the continuation of Cavaricci Street. If such does not occur, this site shall be redesigned to terminate in a cul-de-sac meeting current City Standards.
7. The existing public sewer line and existing public sewer easement overlying a portion of Lot 33 must be relocated prior to the issuance of any building permits that would encroach into the area encumbered by the easement.
8. Public drainage easements must be common lots to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 6 - TM-0024-02

CONDITIONS - Continued:

9. A Master Streetlight plan must be submitted and approved prior to the submittal of any construction drawings for this site.
10. Meet with the Traffic Engineering Representative in Land Development for assistance in redesigning the proposed driveway layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Porch Swings Court shall be located such that the leg north of Gowan Road and the leg south of Gowan Road are aligned with an offset of not more than 10 feet or not less than 220 feet from centerline to centerline.
11. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
12. Site development to comply with all applicable conditions of approval for Z-0007-02, Z-0082-01, VAC-0028-02, and all other site-related actions.
13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TM-0025-02 - TERRAGONA ESTATES - RL HOMES, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 20-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.48 acres located adjacent to the southwest corner of El Capitan Way and Brent Lane (APN: 125-08-203-005), R-E (Residence Estates) Zone under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1, 2, 4, and 6 through 11 subject to conditions - UNANIMOUS with BUCKLEY and TRUESDELL abstaining on Item 11 as the applicant is a client of their firms, and GALATI excused

This is final action.

NOTE: COMMISSIONER McSWAIN announced she typically abstains from Hearthstone Homebuilders applications, but her firm has concluded its business with that firm, so she will be voting on Item 6 [TM-0024-02].

MINUTES:

VICE CHAIRMAN TRUESDELL stated this is a Consent item.

JOEL McCULLOCH, Planning and Development, requested Item 3 [TM-0020-02] be pulled off the Consent portion of the agenda. DAPHNEE LEGARZA, Public Works, requested Item 5 [TM-0022-02] be pulled off the Consent portion of the agenda.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 7 - TM-0025-02

MINUTES - Continued:

There was no further discussion.

(6:09 - 6:11)

1-260

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (Z-0100-01) and [Z-0100-01(1)].
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. Public drainage easements must be common lots to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
8. site development to comply with all applicable conditions of approval for Z-0100-01 and all subsequent site related actions.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 7 - TM-0025-02

CONDITIONS - Continued:

9. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TM-0026-02 - PAVONA ESTATES - ESHANOLLAH AND JANET KASHANI, ET AL ON BEHALF OF RL HOMES, LIMITED LIABILITY COMPANY - Request for a Tentative Map FOR A 68-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 12.26 acres generally located adjacent to the southeast corner of Thom Boulevard and Severance Lane (APN: 125-13-803-001, 002, and 003), R-E (Residence Estates) Zone under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units Per Acre), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED Items 1, 2, 4, and 6 through 11 subject to conditions - **UNANIMOUS** with **BUCKLEY** and **TRUEDELL** abstaining on Item 11 as the applicant is a client of their firms, and **GALATI** excused

This is final action.

NOTE: COMMISSIONER McSWAIN announced she typically abstains from Hearthstone Homebuilders applications, but her firm has concluded its business with that firm, so she will be voting on Item 6 [TM-0024-02].

MINUTES:

VICE CHAIRMAN TRUEDELL stated this is a Consent item.

JOEL McCULLOCH, Planning and Development, requested Item 3 [TM-0020-02] be pulled off the Consent portion of the agenda. **DAPHNEE LEGARZA**, Public Works, requested Item 5 [TM-0022-02] be pulled off the Consent portion of the agenda.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 8 - TM-0026-02

MINUTES - Continued:

There was no further discussion.

(6:09 - 6:11)

1-260

CONDITIONS:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (Z-0101-01) and Site Development Plan Review [Z-0101-01(1)].
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. Public drainage easements must be common lots to be privately maintained by a home owner's association or maintenance association for all public drainage not located within existing public street right-of-way.
7. Site development to comply with all applicable conditions of approval for Z-101-01 and subsequent site-related actions.
8. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

A-0012-02(A) - ALEXANDER AND PHILLIP MACKOVSKI - Petition to annex 2.50 acres generally located 290 feet south of Alexander Road and 300 feet west of Cimarron Road (APN: 138-09-101-011), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Staff Report

MOTION:

QUINN - APPROVED Items 1, 2, 4, and 6 through 11 subject to conditions - **UNANIMOUS** with **BUCKLEY** and **TRUESDELL** abstaining on Item 11 as the applicant is a client of their firms, and **GALATI** excused

To be forwarded to the City Council in Ordinance form.

NOTE: **COMMISSIONER McSWAIN** announced she typically abstains from **Hearthstone Homebuilders** applications, but her firm has concluded its business with that firm, so she will be voting on Item 6 [TM-0024-02].

MINUTES:

VICE CHAIRMAN TRUESDELL stated this is a Consent item.

JOEL McCULLOCH, Planning and Development, requested Item 3 [TM-0020-02] be pulled off the Consent portion of the agenda. **DAPHNEE LEGARZA**, Public Works, requested Item 5 [TM-0022-02] be pulled off the Consent portion of the agenda.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 9 - A-0012-02(A)

MINUTES - Continued:

There was no further discussion.

(6:09 - 6:11)

1-260

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

A-0013-02(A) - DONALD AND BETH SYLVESTER - Petition to annex 2.07 acres generally located 300 feet north of Buckskin Avenue and 640 feet east of Cliff Shadows Parkway (APN: 137-12-301-013), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Staff Report

MOTION:

QUINN - APPROVED Items 1, 2, 4, and 6 through 11 subject to conditions - **UNANIMOUS** with **BUCKLEY** and **TRUESDELL** abstaining on Item 11 as the applicant is a client of their firms, and **GALATI** excused

To be forwarded to the City Council in Ordinance form.

NOTE: COMMISSIONER McSWAIN announced she typically abstains from Hearthstone Homebuilders applications, but her firm has concluded its business with that firm, so she will be voting on Item 6 [TM-0024-02].

MINUTES:

VICE CHAIRMAN TRUESDELL stated this is a Consent item.

JOEL McCULLOCH, Planning and Development, requested Item 3 [TM-0020-02] be pulled off the Consent portion of the agenda. **DAPHNEE LEGARZA**, Public Works, requested Item 5 [TM-0022-02] be pulled off the Consent portion of the agenda.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 10 - A-0013-02(A)

MINUTES - Continued:

There was no further discussion.

(6:09 - 6:11)

1-260

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

A-0014-02(A) - SHOEN LONE MOUNTAIN, LIMITED PARTNERSHIP - Petition to annex 4.57 acres generally located on the south side of Lone Mountain Road, approximately 670 feet east of Puli Road (APN: 137-01-101-003), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Staff Report

MOTION:

QUINN - APPROVED Items 1, 2, 4, and 6 through 11 subject to conditions - **UNANIMOUS** with **BUCKLEY** and **TRUESDELL** abstaining on Item 11 as the applicant is a client of their firms, and **GALATI** excused

To be forwarded to the City Council in Ordinance form.

NOTE: COMMISSIONER McSWAIN announced she typically abstains from Hearthstone Homebuilders applications, but her firm has concluded its business with that firm, so she will be voting on Item 6 [TM-0024-02].

MINUTES:

VICE CHAIRMAN TRUESDELL stated this is a Consent item.

JOEL McCULLOCH, Planning and Development, requested Item 3 [TM-0020-02] be pulled off the Consent portion of the agenda. **DAPHNEE LEGARZA**, Public Works, requested Item 5 [TM-0022-02] be pulled off the Consent portion of the agenda.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 11 - A-0014-02(A)

MINUTES - Continued:

There was no further discussion.

(6:09 - 6:11)

1-260

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - U-0011-02 - HIGHLAND PARTNERSHIP ON BEHALF OF CINGULAR WIRELESS - Request for a Special Use Permit FOR A 62-FOOT TALL WIRELESS COMMUNICATION TOWER (MONOPOLE) on 0.18 acres located at 1111 Desert Lane (APN: 162-04-501-003), P-R (Professional Office and Parking) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS with McSWAIN voting NO and GALATI excused

To be heard by the City Council on 6/5/2002.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this tower and associated mechanical equipment will be situated within a 200 square foot enclosure located adjacent to the north wall of the existing office. The applicant's revised site plan indicates a nine and a half foot long by five foot wide landscape buffer on the west side of the six foot tall decorative block wall which will consist of two 24-inch box Mondale Pine trees with shrubs and decorative ground cover. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 12 - U-0011-02

MINUTES - Continued:

LARRY MENDOZA, WFI, appeared on behalf of Cingular Wireless, 1211 Town Center Drive, #100. He concurred with the conditions.

No one appeared in opposition.

There was no further discussion.

COMMISSIONER McSWAIN said she was not comfortable in supporting this application. The area is commercial, but Desert Lane leads into a well-maintained residential neighborhood.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:15 - 6:18)

1-450

CONDITIONS:

Planning and Development

1. All development shall be in conformance with the revised site plan and building elevations, consisting of: 1) the west perimeter six-foot tall enclosure shall be constructed of decorative block and north perimeter six-foot tall enclosure shall be constructed of chain-link fence with slat screening. Barbed wire is not be allowed; 2) The gate for the equipment shelter enclosure shall be wrought iron and mesh or with colors that match the decorative block wall and 3) Provide a minimum five-foot wide landscape planter on the west side of the equipment enclosure consisting of two 24-inch box Mondale Pine trees with four five-gallon shrubs per tree, all groundcover shall be decorative rock and meet the minimum requirements of the Las Vegas Urban Design Guidelines and Standards.
2. The communications monopole and its associated equipment and facility shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the communications monopole and its associated equipment and facility.
3. Conformance to all Minimum Requirements under Title 19AA.04.050 for the wireless communication tower (monopole) use.
4. This Special Use Permit shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
5. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-0001-02 - CITY OF LAS VEGAS - Request to amend Map #2 of the Master Plan Recreation Trails Element TO DELETE AN EQUESTRIAN TRAIL THAT EXTENDS SOUTH FROM PULI DRIVE AT ALEXANDER ROAD TO CHEYENNE AVENUE (APN: 137-11-000-001, 137-12-101-008, 137-12-201-001, 006, 007, 137-12-301-001, 002, 009, 010, 137-12-401-001), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

3

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

BUCKLEY - ABEYANCE to the 5/23/2002 Planning Commission meeting - APPROVED with QUINN voting NO and GALATI excused

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

DON SCHMEISER, Planning and Development, stated this application has been submitted by the City to amend the Recreation Trails Element to delete an equestrian trail alignment extending south from the intersection of Puli Drive and Alexander Road to Cheyenne Avenue. On Map 2 of the Recreation Trails Element, Alexander Road shows an alignment for an equestrian trail and then extending south from that alignment an equestrian trail between Alexander Road and Cheyenne Avenue that is proposed by the City to be deleted. This present trail alignment complicates the future development of land through which the trail extends and exposes equestrians to vehicular traffic and various parking lot conditions.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 13 - GPA-0001-02

MINUTES - Continued:

Staff looked at alternatives to the present alignment and drove in a four-wheel drive vehicle between two peaks in the La Madre Mountain. The route was through land owned by the Bureau of Land Management and is isolated from hazardous urban conditions.

One alternative is to extend the trail west from Alexander Road, north around La Madre Mountain, through a saddle and down that would connect with an ultimate destination for those equestrians wishing to get to Red Rock Canyon.

A neighborhood meeting was held on April 15, 2002, at which 15 persons attended to express their objection. Staff did not receive any letters in favor or objection. However, he received a telephone call from an affected property owner who was in support of this amendment.

Staff recommended approval.

ELLIS GREENE, 5024 North Cimarron Road, appeared in protest. He has worked with the City on the Recreation Trails Element. This item should not be before the Planning Commission. With appropriate attention and management of the area, particularly between Lone Mountain Road, La Madre Mountain, and north of Cheyenne Avenue, this would not be a problem. The recreational requirements for this area have been overlooked by the City for many years. Trail users of all types have used the trail along the east side of La Madre Mountain. There are gravel pits and heavy construction in the area. Puli Drive has always been defined as a trail. The preferred route for the trail users would be along the base of the mountain, except the mountain bikers would like to be up on the rock. There is only one development on the east side of Cliff Shadows Road. This segment was approved by the Planning Commission just a few months ago. He suggested tabling this item until the work of the Interlocal Team comprised of the City and County is completed and the Commissioners have more information.

ED DODRAL, 7795 North Torrey Pines Drive, appeared in protest. Many hours of City employee time has been spent over the last two years on the trails plan. Until recently it was one plan and then it was decided that Alternate Transportation Trails could obtain federal money, so it was divided into Alternate Transportation Trails and Recreation Trails. There were eight maps and each map had reductions in the trails plan. If this trail were eliminated it would increase the travel time to go to Red Rock Canyon; they would have to go north around the mountain. The property owners would be agreeable to relinquishing seven and a half feet of their property and working out a plan so that this segment of the trail could be kept.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 13 - GPA-0001-02

MINUTES - Continued:

TODD FARLOW, 240 North 19th Street, appeared in objection to changing this trails plan as it was just approved in January, 2002. Years have been spent on the plan.

MR. SCHMEISER commented that there has been discussion about establishing trail heads at the ends of Alexander Road and Cheyenne Avenue. The equestrians wishing to travel to Red Rock Canyon could trailer their horse to a trail head at the end of Cheyenne Avenue and travel through the canyon to Red Rock at the base of the La Madre Mountain.

COMMISSIONER BUCKLEY asked if there is something driving this removal at this time. MR. SCHMEISER responded that there are development proposals that have been presented. The location of the trail presents problems for those developers. A safer route would be through the La Madre Mountain away from the urban development.

COMMISSIONER EVANS wondered that at the time this equestrian trail was approved if there were objections raised about the complication of the development of the land as a result of the trail. MR. SCHMEISER said there were no objections raised, but the property owners may not have been aware of the proposed plan.

COMMISSIONER McSWAIN asked if there was an agreement with the people who owned the land where the trails went through that this was going to be part of an issue to be dealt with for future development. MR. SCHMEISER answered in the affirmative.

COMMISSIONER McSWAIN felt she did not have sufficient information to be able to make a proper judgment. This is a quality of life issue.

COMMISSIONER QUINN added that there are hundreds of individuals who want to live in that area, but are unable to because there will be a horse trail through it.

COMMISSIONER TRUESDELL thought there would be a net gain of trails. MR. SCHMEISER explained there would be a lengthier path. That would make it more interesting and picturesque to travel on the trail than the flat direct route from Alexander Road and Cheyenne Avenue.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 13 - GPA-0001-02

MINUTES - Continued:

COMMISSIONER BUCKLEY commented that there are equestrian trails throughout the northwest and a lot of them are near traffic. If this trail is eliminated because it has too much traffic on it, does that mean trails should be eliminated in other areas?

COMMISSIONER McSWAIN was concerned that the trails plan is not very old and now there is a new plan. Should a particular project address the trails that would be impacted? MR. SCHMEISER responded that there are about seven properties affected by the trail, so it is more of a comprehensive issue than a one-property issue. Those other property owners would have to provide accommodations for the trail, which could lead to problems in the development of their individual lots.

VICE CHAIRMAN TRUESDELL wondered if this should be held to obtain more information.

COMMISSIONER EVANS wondered what would change in 30 days.

COMMISSIONER McSWAIN felt she would be more comfortable in holding this application in abeyance.

DEPUTY CITY ATTORNEY BRYAN SCOTT said if this item is held in abeyance the Commissioners should give staff direction on what information they would desire, so when this item is back on the agenda that could be provided.

There was no further discussion.

(6:18 - 6:43)
1-550

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-0004-02 - FARM INTERCHANGE, LIMITED LIABILITY COMPANY ON BEHALF OF ASTORIA HOMES - Request to amend a portion of the Town Center Plan of the General Plan FROM: SC-TC (Service Commercial - Town Center) TO: SX-TC (Suburban Mixed Use - Town Center) on approximately 26 acres adjacent to the west side of I-95, north of the Farm Road alignment (APN: 125-17-201-002), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

QUINN - APPROVED - UNANIMOUS with BUCKLEY abstaining as Astoria Homes is a client of his law firm and GALATI excused

To be heard by the City Council on 6/5/2002.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development, stated the purpose of this application is to go from SC-TC to SX-TC to include Medium Density Residential in a Commercial area. This proposal is consistent with a key aspect of Town Center, which is a mix of residential and commercial uses. The Clark County Commission reviewed this application and sent it back to the City with no recommendation. Staff recommended approval.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent Astoria Homes.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 14 - GPA-0004-02

MINUTES - Continued:

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.
(6:43 - 6:47)
1-1440

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-0005-02 - SAMARITAN HOUSE, INC. - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: H (High Density Residential) and GC (General Commercial) TO: PF (Public Facility) on 0.55 acres located on the west and east sides of Fourth Street, approximately 400 feet north of Washington Avenue (APN: 139-27-603-013 and 014), Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Letter In Approval

MOTION:

QUINN - APPROVED - UNANIMOUS with GALATI excused

To be heard by the City Council on 6/5/2002.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated this proposal is for an existing facility for recovering homeless alcoholics. The parking lot is immediately across the street. There is another PF (Public Facility) adjacent to the west. A neighborhood meeting was held on 3/28/2002 where one person attended and was in favor. Staff recommended approval.

PATRICK FOLEY, 1301 Canosa Avenue, appeared on behalf of Samaritan House, Inc. He concurred with staff's conditions.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 15 - GPA-0005-02

MINUTES - Continued:

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 16 [Z-0020-02] and Item 17 [Z-0020-02(1)] for related discussion.
(6:47 - 6:52)

1-1568

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0020-02 - SAMARITAN HOUSE, INC. - Request for a Rezoning FROM: R-3 (Medium Density Residential) TO: C-V (Civic) on 0.55 acres located on the west and east sides of Fourth Street, approximately 400 feet north of Washington Avenue (APN: 139-27-603-013 and 014), PROPOSED USE: SPECIAL CARE FACILITY AND PARKING LOT, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letter In Approval

MOTION:

QUINN - APPROVED subject to conditions - UNANIMOUS with GALATI excused

To be heard by the City Council on 6/5/2002.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated that with the approval of the General Plan Amendment to PF (Public Facility) this zoning request to C-V (Civic) for a Special Care Facility would be a conforming request. The request will be compatible with existing and future land uses in the area. Staff recommended approval, subject to the conditions.

PATRICK FOLEY, 1301 Canosa Avenue, appeared on behalf of Samaritan House, Inc. He concurred with staff's conditions.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 16 - Z-0020-02

MINUTES - Continued:

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 15 [GPA-0005-02] and Item 17 [Z-0020-02(1)] for related discussion.
(6:47 - 6:52)
1-1568

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.
3. This approval is limited to 43 beds.

Public Works

4. Dedicate an additional 12 feet of right-of-way for a total street width of 51 feet on Fourth Street adjacent to this site and dedicate a 15 foot radius on the northeast corner of Fourth Street and Adams Avenue prior to the issuance of any permits. Coordinate with the Right-of-way Section of the Department of Public Works for assistance in preparing the appropriate documents.
5. Construct half-street improvements on Adams Avenue and Fourth Street adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0020-02(1) - SAMARITAN HOUSE, INC. - Request for a Site Development Plan Review and Reduction of On-Site Landscaping FOR A PARKING LOT on 0.55 acres located on the west and east sides of Fourth Street, approximately 400 feet north of Washington Avenue (APN: 139-27-603-013 and 014), R-3 (Medium Density Residential) Zone [PROPOSED: C-V (Civic)], Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letter In Approval

MOTION:

QUINN - APPROVED subject to conditions - UNANIMOUS with GALATI excused

To be heard by the City Council on 6/5/2002.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated the site plan for a 24-space parking lot presents an effective layout of parking spaces, drive aisles and landscaping. All objectives of the Urban Design Guidelines and Standards, General Plan, and Zoning Code have been met. Staff recommended approval subject to the conditions.

PATRICK FOLEY, 1301 Canosa Avenue, appeared on behalf of Samaritan House, Inc. He concurred with staff's conditions.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 17 - Z-0020-02(1)

MINUTES - Continued:

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item Item 15 [GPA-0005-02] and Item 16 [Z-0020-02] for related discussion.
(6:47 - 6:52)
1-1568

CONDITIONS:

Planning and Development

1. A Rezoning (Z-0020-02) to a C-V (Civic) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. Parking lot lighting standards shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 17 - Z-0020-02(1)

CONDITIONS - Continued:

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
9. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-20-01 and all other site-related actions.
13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-0006-02 - TONY WOOD-YICK AND LOUISA WAI-YEE CHOW, ET AL -
Request to amend a portion of the Centennial Hills Sector Plan FROM: ML (Medium Low Density Residential) TO: SC (Service Commercial) on 4.39 acres located adjacent to the northwest corner of Centennial Parkway and Thom Boulevard (APN: 125-24-801-017), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

2

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

EVANS - DENIED - UNANIMOUS with GALATI excused

To be heard by the City Council on 6/5/2002.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

KYLE WALTON, Planning and Development, stated this is an inappropriate area for a commercial center. The area has been planned for residential under the belief that Town Center is to be the location for the majority of the commercial in the northwest area. This request was reviewed by the Clark County Commission and their response was: "There is sufficient planned commercial property on both sides of the Beltway to service the area. The majority of commercial services are intended to be in Town Center. This request would establish a precedent for strict commercial along Centennial Parkway, which is inconsistent with the policy of concentrating other commercial in the Town Center." Staff recommended denial.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 18 - GPA-0006-02

MINUTES - Continued:

CARON RICHARDSON, Richardson Partnership, 815 Pilot Road, Suite B, appeared on behalf of the applicants. As a general rule, the main determinants of classifying a center under the definitions of ICSC, which is the International Council of Shopping Centers, is its goods and services and its size. This center is designed to provide convenient shopping for the day-to-day needs of the consumers in the immediate neighborhood. Those needs will be supported by stores that will sell snacks, sundries, food and personal services. It is a completely different category of shopping than the Town Center and allows people to walk within their own neighborhood for those personal services that they are seeking. There is a current trend that focuses on sustainable development. One of the generally accepted principals within sustainable development is that people will choose to walk to services or for recreation. There are statistics from different areas of the United States that support people walking within their neighborhoods for commercial or recreational services. The studies indicated people will walk from a half mile up to a mile for services. This center is approximately three miles from the nearest Town Center service.

TODD FARLOW, 240 North 19th Street, appeared in opposition. Town Center was supposed to be something different. He felt this item should be held in abeyance until such time as this area gets developed.

PAUL RUNNION, 4930 Dorrell Lane, appeared in opposition. He heard there are plans for more commercial coming into the area. The residents in the area want residential estates.

COMMISSIONER GOYNES noted on a map that there is Service Commercial in the area. He felt it would be a good idea to wait to see what will be developed around there.

COMMISSIONER BUCKLEY felt it is important to maintain the integrity of Town Center. In addition, there is sufficient neighborhood commercial in the area already.

COMMISSIONER EVANS noted that the Staff Report indicates the application will introduce commercial development in an area not designated for Town Center, as well as introduce commercial into a long time residential neighborhood, and the application is not supported by any other plan. Therefore, he made a motion for denial.

There was no further discussion.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 18 - GPA-0006-02

MINUTES - Continued:

COMMISSIONER TRUESDELL did not feel this Plan has been designed as pedestrian friendly due to the number of parking spaces. He declared the Public Hearing closed.

NOTE: See Item 19 [Z-0021-02] for related discussion.

(6:52 - 7:04)

1-1770

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0021-02 - TONY WOOD-YICK AND LOUISA WAI-YEE CHOW, ET AL - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) on 4.39 acres located adjacent to the northwest corner of Centennial Parkway and Thom Boulevard (APN: 125-24-801-017), PROPOSED USE: COMMERCIAL CENTER, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

EVANS - DENIED - UNANIMOUS with GALATI excused

To be heard by the City Council on 6/5/2002.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this rezoning will result in a commercial encroachment into an area designated by the General Plan for single family residential use and will not provide an appropriate transition of uses. Staff recommended denial.

CARON RICHARDSON, Richardson Partnership, 815 Pilot Road, Suite B, appeared on behalf of the applicants.

TODD FARLOW, 240 North 19th Street, appeared in opposition. Town Center was supposed to be something different. He felt this item should be held in abeyance until such time as this area gets developed.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 19 - 1 - TM-0017-02

MINUTES - Continued:

PAUL RUNNION, 4930 Dorrell Lane, appeared in opposition.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 18 [GPA-0006-02] for related discussion.

(6:52 - 7:04)

1-1770

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-0007-02 - COUNTY OF CLARK (PARKS AND RECREATION) - Request to amend a portion of the Southeast Sector of the General Plan FROM: ML (Medium Low Density Residential) and SC (Service Commercial) TO: PF (Public Facility) on approximately 16.62 acres located adjacent to the southwest corner of Martin L. King Boulevard and Carey Avenue (APN: 139-21-102-011 and 012), Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions - UNANIMOUS with BUCKLEY abstaining as the County of Clark is a client of his law firm and GALATI excused.

To be heard by the City Council on 6/5/2002.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated the purpose of this application is to allow for the consolidation of the County's property in the north half of this block into one designation for the development of an early childhood development center. This change in the General Plan is in compliance with other properties in this lot. One-quarter of the block is already designated for PF (Public Facility) with a school on the southeast portion of the block. There was a neighborhood meeting held in compliance with City policy where four citizens attended who had no objection to this application.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 20 - GPA-0007-09

MINUTES - Continued:

LAURA JANE SPINA and LISA LIU, RAFI, 2480 East Tompkins Avenue, Suite 103, appeared as consultants for this project. They have been working with City staff in preparing for this General Plan Amendment. They concurred with staff's conditions.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:04 - 7:07/7:49 - 8:11)

1-2400/2-570

RECESS

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-0008-02 - CARLOS AND AMPARO RAGUDO - Request to amend a portion of the Centennial Hills Sector Plan FROM: ML (Medium Low Density Residential) TO: O (Office) on 2.5 acres located adjacent to the north side of Cheyenne Avenue, approximately 650 feet east of Fort Apache Road (APN: 138-08-401-008), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

TRUEDELL - TABLED ITEM 21 [GPA-0008-02] and ITEM 22 [Z-0022-02] WITH STAFF TO PROCEED WITH A GENERAL PLAN AMENDMENT ON THE ENTIRE FOUR PARCELS FOR A SINGLE STORY O (OFFICE) USE WITH ITEMS BROUGHT BACK AT THE SAME TIME THE NEW GENERAL PLAN AMENDMENT IS ON THE AGENDA - UNANIMOUS

MINUTES:

HAROLD FOSTER, 3230 Polaris Avenue, #23, appeared on behalf of the applicants and requested Item 21 [GPA-0008-02] and Item 22 [Z-0022-02] be trailed until CHAIRMAN GALATI arrived at the meeting.

VICE CHAIRMAN TRUEDELL announced this item would be trailed until later in the meeting.

CHAIRMAN GALATI recalled Item 21 [GPA-0008-02] and Item 22 [Z-0022-02] after Item 33 [Z-0024-02] and Item 34 [Z-0024-02(1)] were heard and declared the Public Hearing open.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 21 - GPA-0008-02

MINUTES - Continued:

KYLE WALTON, Planning and Development, stated this site is located outside the Town Center area. Therefore, it does not comply with the policies of the Centennial Hills Sector Plan and the applicant has not provided a satisfactory basis for disregarding the provisions of the Plan. A neighborhood meeting was held on 4/22/2002. Five members of the public attended that meeting. They felt the area should remain residential. Clark County recommended denial. A majority of the services for the Lone Mountain/Centennial Hills planning area are intended to be in Town Center. This proposal is inconsistent with the adopted land use designation surrounding the site. Several attempts have been made to change this area to commercial and all of them have been denied. The request for O (Office) is located mid-block and would establish a precedent encouraging strip commercial along Cheyenne Avenue. Staff recommended denial.

HAROLD FOSTER, 3230 Polaris Avenue, #23, appeared on behalf of the applicants.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 22 [Z-0022-02] for related discussion.

(7:07/7:49 - 8:11)

1-2400/2-570

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

Z-0022-02 - CARLOS AND AMPARO RAGUDO - Request for a Rezoning FROM: U (Undeveloped) [ML (Medium Low Density Residential) General Plan Designation] TO: O (Office) on 2.5 acres located adjacent to the north side of Cheyenne Avenue, approximately 650 feet east of Fort Apache Road (APN: 138-08-401-008), PROPOSED USE: SINGLE-STORY, GENERAL OFFICE, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL - TABLED ITEM 21 [GPA-0008-02] and ITEM 22 [Z-0022-02] WITH STAFF TO PROCEED WITH A GENERAL PLAN AMENDMENT ON THE ENTIRE FOUR PARCELS FOR A SINGLE STORY O (OFFICE) WITH ITEMS BROUGHT BACK AT THE SAME TIME THE NEW GENERAL PLAN AMENDMENT IS ON THE AGENDA - UNANIMOUS

MINUTES:

HAROLD FOSTER, 3230 Polaris Avenue, #23, appeared on behalf of the applicants and requested Item 21 [GPA-0008-02] and Item 22 [Z-0022-02] be trailed until CHAIRMAN GALATI arrived at the meeting.

VICE CHAIRMAN TRUESDELL announced this item would be trailed until later in the meeting.

CHAIRMAN GALATI recalled Item 21 [GPA-0008-02] and Item 22 [Z-0022-02] after Item 33 [Z-0024-02] and Item 34 [Z-0024-02(1)] were heard and declared the Public Hearing open.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 22 - Z-0022-02

MINUTES - Continued:

LAURA MARTIN, Planning and Development, stated the proposed O (Office) will allow a substantially more intense use on the site than existing residentially zoned properties on the north and south. This office will not provide an appropriate transition of uses. Staff recommended denial.

HAROLD FOSTER said there are two properties to the east that are in a County island. The County approved C-1 [Limited Commercial] zoning on the corner parcel at Fort Apache in the mid-90's, which is fully developed with a convenience store, Timbers Bar, and lubrication facility on the north portion. Recently the County approved C-1 [Limited Commercial] zoning on the most easterly parcel, reconsidered it, and amended it to O (Office) zoning. He felt this property will not transition to residential because of the small size of each parcel. The parcels are under separate ownerships.

The applicants have owned this property since 1997 and are convalescent care operators in California. They wanted to develop that same type of use, but found that would not be a compatible use for the neighborhood, so they have been trying to sell the property. Over the years they have had requests for commercial or two-story office buildings. The applicants own other properties in Las Vegas.

This proposal would be a low profile, well-designed office building. The property would have ample open space and parking with a building that has a residential character and would be compatible with the residential area to the north. Along the north side there will be 24-inch box Mondale Pine trees 15 feet on center where the code requires trees to be every 20 feet. The fence varies in height from five to six feet and it needs to be increased to six feet on the office side. The landscaping would thoroughly screen the one story office building that is only 15 feet high and set back about 68 feet from the north property line. Offices are generally daytime uses and relatively quiet. This could set a pattern as to what should be developed on the remaining properties. There would be a monument sign on the site. Sixty parking spaces are required and they will be providing 97 spaces. All the access will be off the cul-de-sac, which provides secondary access to the Water District facility to the northwest.

TODD FARLOW, 240 North 19th Street, felt the fact that the owners paid a commercial price for this property should not have a bearing on this request.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 22 - Z-0022-02

MINUTES - Continued:

COMMISSIONER BUCKLEY thought all four parcels should be taken into consideration at one time. COMMISSIONER TRUESDELL concurred.

CHAIRMAN GALATI felt a single story office building provides protection for the residents from Cheyenne Avenue and helps buffer them from the mini-mart and bar.

ROBERT GENZER, Planning and Development, added that the City has the ability to initiate a General Plan Amendment for privately-owned properties. Those owners would have an opportunity to object to that amendment. A General Plan Amendment can include County properties. He suggested tabling Item 21 [GPA-0008-02] and Item 22 [Z-0022-02] with the Planning Commission directing staff to initiate a General Plan Amendment for all four parcels and indicate the GPA category. The City would contact the additional property owners and let them know of that process and when it will be heard by the Planning Commission. If the Planning Commission acts on the new GPA, then this GPA could be stricken.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 21 [GPA-0008-02] for related discussion.

(7:07/7:49 - 8:11)

1-2400/2-570

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

GPA-0009-02 - MOHAMED AHMED ON BEHALF OF KB HOME NEVADA, INC. -
Request to amend a portion of the Centennial Hills Sector of the General Plan FROM: L (Low Density Residential) TO: ML (Medium-Low Density Residential) on 2.5 acres located adjacent to the southwest corner of Alexander Road and Campbell Road (APN: 138-08-101-004), Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends WITHDRAWL WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

QUINN - WITHDRAWN WITHOUT PREJUDICE - UNANIMOUS with BUCKLEY and McSWAIN abstaining as KB Home Nevada, Inc. is a client of their firms and Galati excused

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

JOEL McCULLOCH, Planning & Development, stated staff received a letter from the applicant requesting Item 23 [GPA-0009-02], Item 24 [Z-0023-02], Item 25 [V-0021-02] and Item 26 [Z-0023-02(1)] be withdrawn without prejudice.

No one appeared in opposition.

There was no further discussion.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 23 - GPA-0009-02

MINUTES - Continued:

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 24 [Z-0023-02], Item 25 [V-0021-02] and Item 26 [Z-0023-02(1)].
(6:02 - 6:04)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0023-02 - MOHAMED AHMED ON BEHALF OF KB HOME NEVADA, INC. -
Request for a Rezoning FROM: U (Undeveloped) [L (Low Density Residential) General Plan Designation] TO: R-PD6 (Residential Planned Development - 6 Units Per Acre) on 2.5 acres located adjacent to the southwest corner of Alexander Road and Campbell Road (APN: 138-08-101-004), PROPOSED: 16-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends WITHDRAWL WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

QUINN - WITHDRAWN WITHOUT PREJUDICE - UNANIMOUS with BUCKLEY and McSWAIN abstaining as KB Home Nevada, Inc. is a client of their firms and Galati excused

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

JOEL McCULLOCH, Planning & Development, stated staff received a letter from the applicant requesting Item 23 [GPA-0009-02], Item 24 [Z-0023-02], Item 25 [V-0021-02] and Item 26 [Z-0023-02(1)] be withdrawn without prejudice.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning & Development Department
Item 24 - Z-0023-02

MINUTES - Continued:

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 23 [GPA-0009-02], Item 25 [V-0021-02] and Item 26 [Z-0023-02(1)].
(6:02 - 6:04)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

V-0021-02 - MOHAMED AHMED ON BEHALF OF KB HOME NEVADA, INC. -
Request for a Variance TO ALLOW 8,443 SQUARE FEET OF OPEN SPACE WHERE 11,500 SQUARE FEET OF OPEN SPACE IS REQUIRED FOR A 16-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.5 acres located adjacent to the southwest corner of Alexander Road and Campbell Road (APN: 138-08-101-004), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends WITHDRAWL WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

QUINN - WITHDRAWN WITHOUT PREJUDICE - UNANIMOUS with BUCKLEY and McSWAIN abstaining as KB Home Nevada, Inc. is a client of their firms and Galati excused

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

JOEL McCULLOCH, Planning & Development, stated staff received a letter from the applicant requesting Item 23 [GPA-0009-02], Item 24 [Z-0023-02], Item 25 [V-0021-02] and Item 26 [Z-0023-02(1)] be withdrawn without prejudice.

No one appeared in opposition.

There was no further discussion.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning & Development Department
Item 25 - V-0021-02

MINUTES - Continued:

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 23 [GPA-0009-02], Item 24 [Z-0023-02], and Item 26 [Z-0023-02(1)].
(6:02 - 6:04)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0023-02(1) - MOHAMED AHMED ON BEHALF OF KB HOME NEVADA, INC. -
Request for a Site Development Plan Review FOR A 16-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 2.5 acres located adjacent to the southwest corner of Alexander Road and Campbell Road (APN: 138-08-101-004), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre)], Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

RECOMMENDATION:

Staff recommends WITHDRAWL WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

QUINN - WITHDRAWN WITHOUT PREJUDICE - UNANIMOUS with BUCKLEY and McSWAIN abstaining as KB Home Nevada, Inc. is a client of their firms and Galati excused

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

JOEL McCULLOCH, Planning & Development, stated staff received a letter from the applicant requesting Item 23 [GPA-0009-02], Item 24 [Z-0023-02], Item 25 [V-0021-02] and Item 26 [Z-0023-02(1)] be withdrawn without prejudice.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning & Development Department
Item 26 - Z-0023-02(1)

MINUTES - Continued:

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 23 [GPA-0009-02], Item 24 [Z-0023-02], and Item 25 [V-0021-02].
(6:02 - 6:04)

1-50

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT**DIRECTOR: ROBERT S. GENZER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

GPA-0010-02 - CITY OF LAS VEGAS - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: PR (Parks/ Recreation/ Open Space) TO: PF (Public Facilities) on 12.5 acres located adjacent to the southeast corner of Deer Springs Way and Thom Boulevard (APN: 125-24-701-018), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

7

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

BUCKLEY - ABEYANCE to the 6/13/2002 Planning Commission meeting - UNANIMOUS with GALATI excused

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

MARGO WHEELER, Planning and Development, stated that this request would amend the General Plan from PR (Parks/Recreation/Open Space) TO: PF (Public Facilities). The location of this property is within the Centennial Hills Sector Plan area and is surrounded on three sides by residential units. The types of uses that would be permitted in the PF (Public Facilities) designation are storm water control facilities, libraries, schools, etc. Those types of facilities are found in residential areas because of their minimal impact. This use is compatible with the area. A public meeting was held on April 17, 2002 with ten persons in attendance. Those persons preferred this property be developed as a park. Clark County reviewed this project because it is within the Centennial Hills area and had no comment. Staff recommended approval.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 27 - GPA-0010-02

MINUTES - Continued:

DAVID ROARK and CHARLES KAJKOWSKI, Public Works, appeared in order to represent the City of Las Vegas.

TODD FARLOW, 240 North 19th Street, ERIC FEHR, 6800 Unicorn Street, ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared on behalf of DR Horton, WANDA JONES, 6920 Bradley Road, JANET SPENDLOVE, 6910 Unicorn Street, PAUL RUNNION, 4930 Dorrell Lane, and KIMBERLY CLANTON-GREEN, 6810 Unicorn Street, appeared in protest.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 28 [Z-0014-02] for related discussion.

(7:07 - 7:37)

2-2245

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

Z-0027-02 - CITY OF LAS VEGAS - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-V (Civic) on 12.5 acres located adjacent to the southeast corner of Deer Springs Way and Thom Boulevard (APN: 125-24-701-018), PROPOSED USE: WATER RECLAMATION CENTER, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

7

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

BUCKLEY - ABEYANCE to the 6/13/2002 Planning Commission meeting - UNANIMOUS with GALATI excused

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated that the public and quasi-public uses allowed by the C-V (Civic) zone will be compatible with the future land uses in the area. This zoning will allow for support functions in the area, such as a Water Reclamation Center, as well as transitional buffering for the future residential properties. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 28 - Z-0027-02

MINUTES - Continued:

DAVID ROARK, Public Works, said the City owns property in the immediate area. The City has been working with the Bureau of Land Management and federal legislation in Washington, D.C. for the last eight years in regard to this area. This Water Reclamation Center will not be built for approximately eight years.

The City has a Water Reclamation Center at Cheyenne Avenue and Durango Drive and there have not been any complaints from it. That Center is situated on approximately 120 acres. The City is in a partnership with the Water District on that site, which will probably be the case on the subject site. The site at Cheyenne Avenue and Durango Drive has six wells on it that were drilled by the Water District to supplement the recyclable water during the summer months. The Water District has indicated they will not be drilling any wells on the subject site because the area is not conducive to good water levels. The surrounding property owners were concerned that the Water District would drill wells on the subject property and lower their ability to get water out of their own wells.

CHARLES KAJKOWSKI, City Engineer, added that the Water Reclamation Center at Cheyenne Avenue and Durango Drive is an underground facility. It has been in operation for a little over a year. The City wants to get the property rezoned even though the Water Reclamation Center may not be built for several years so they can start engineering studies on the feasibility of this site. The site was chosen because the City prefers their sewer system drained by gravity and it is downhill from the service area, which is bounded by Rancho Drive, Decatur Boulevard, up to Mocassin Road. The primary complaints at the neighborhood meeting concerned the effects of this project on the residents' water wells. This site would perform differently than the one at Cheyenne Avenue and Durango Drive because it is not anticipated to have any wells on it. The water that would be co-mingled with the recycled water would be piped either to this facility through wells at other locations or the water from this facility will be piped to another site to be co-mingled with the Water District's potable water.

TODD FARLOW, 240 North 19th Street, asked if this is a new treatment plant that does not have an odor. MR. KAJKOWSKI answered in the affirmative.

ERIC FEHR, 6800 Unicorn Street, appeared in protest. He would like to see this parcel kept as park and recreation land. There are no other park facilities being planned for the area, but many houses are being built.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 28 - Z-0027-02

MINUTES - Continued:

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared on behalf of DR Horton, who is the adjacent property owner to the west. A number of the D. R. Horton homes will back up to this site. They want to be able to inform their homebuyers how this property will be developed. It appears there may not be an urgency to get this done at this meeting because there is no timeframe as to when the facility may be built. He requested the project be tabled for 30 days so they can meet with staff and the neighbors to obtain more information.

WANDA JONES, 6920 Bradley Road, appeared in protest. She requested this item be tabled. This is not necessary. The neighbors want to obtain additional information.

JANET SPENDLOVE, 6910 Unicorn Street, appeared in protest. When she purchased her home she was told this property was going to be a park.

PAUL RUNNION, 4930 Dorrell Lane, appeared in protest. He has children that would be able to utilize a park on this site.

KIMBERLY CLANTON-GREEN, 6810 Unicorn Street, appeared in protest. She would like to see how the facility will look, etc.

VICE CHAIRMAN TRUESDELL asked what happens at the current facility at Cheyenne Avenue and Durango Drive. MR. KAJKOWSKI responded that water is diverted to that facility from the sanitary sewers. The solids are removed and sent back into the pipeline down to the main plant on the east side of town. Only the water component is purified and treated for distribution to irrigate turf areas. It also contains a facility owned by the Water District where the treated water is passed onto them and then they distribute it to their customers. That site is over 100 acres. There is a recreational facility, public swimming pool, and a golf course under construction on that site.

The purpose of this action is to get the rezoning so people will know what will be built on the property. This site was earmarked for Water Reclamation in 1995. In 1999 the City, Water District, Clark County Sanitation District, City of Henderson, and City of North Las Vegas engaged in an area-wide study to analyze the opportunities for recycled water. Out of that study this site was reaffirmed to be appropriate.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 28 - Z-0027-02

MINUTES - Continued:

MR. KAJKOWSKI said this plan will be coming back to the Planning Commission for aesthetics and elevations when more information is available.

COMMISSIONER EVANS asked if the building will have employees and parking. MR. KAJKOWSKI responded that the site at Cheyenne/Durango allocated for the reclamation facility is approximately 13 acres. The actual footprint of the facility is about 60% of that. Everything is underground, except the administration building that has two or three employees. In addition, there are clarification tanks that are covered with canvas. That facility has a wrought iron fence, brickwork and landscaping so it blends with the architecture of the rest of the site, as well as blends in with the community. The citizens who visited that site commented that the covers over the tanks were high. That could be changed. The site at Cheyenne/Durango will be a model for other sites.

COMMISSIONER BUCKLEY felt it would be helpful for the Planning Commissioners to see the site at Cheyenne/Durango, so he made a motion for abeyance to the 6/13/2002 Planning Commission meeting.

COMMISSIONER McSWAIN asked the total number of acres the subject Water Reclamation Center would be if the adjacent City-owned parcels were incorporated. MR. ROARK explained that five acres would be added on the east side and two more parcels comprising 19 acres apiece, which would be more acreage than the Reclamation Center will need. The westerly edge will probably be buffered with green space. The City does not have any funds for a park on the property.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See Item 27 [GPA-0010-02] for related discussion.

(7:07 - 7:37)

2-2245

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0014-02 - KOLOB, EL DURANGO AND CORONO PARK, LIMITED LIABILITY COMPANIES, ET AL - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: PD (Planned Development) on approximately 160 acres located adjacent to the southwest corner of Grand Teton Drive and Grand Canyon Drive (APN: Multiple), PROPOSED USE: MIXED RESIDENTIAL, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Letter In Approval

MOTION:

McSWAIN - ABEYANCE to 5/23/2002 Planning Commission meeting - UNANIMOUS with Galati excused

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

JOEL McCULLOCH, Planning & Development, stated staff would like to have this item held in abeyance to the 5/23/2002 Planning Commission meeting so that it can be re-noticed.

No one appeared to represent the application.

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:04 - 6:05)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0018-02 - CITY OF LAS VEGAS - Request for a Rezoning FROM: R-E (Residence Estates) TO: C-V (Civic) on approximately 2.48 acres located adjacent to the west side of Sandhill Road, approximately 250 feet south of Bonanza Road (a portion of APN: 140-31-102-002), Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED subject to conditions - **UNANIMOUS** with **QUINN** not voting and **GALATI** excused

To be heard by the City Council on 6/5/2002.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the public and quasi-public uses allowed by the C-V (Civic) zone will be compatible with the future land uses in the area. That zoning will support functions for the residential properties adjacent to this site, as well as the southeast sector as a whole. Staff recommended approval subject to the conditions.

DAVID ROARK, Public Works, referred to the site plan on the monitor. The only change may be to add some trees which will be determined when the City meets with the adjacent School.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 30 - Z-0018-02

MINUTES - Continued:

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(7:41 - 7:44)

2-330

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Construct half-street improvements on Sandhill Road and construct all incomplete half-street improvements (sidewalk) on Bonanza Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future upgrading of the existing traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 30 - Z-0018-02

CONDITIONS - Continued:

4. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Section of the Department of Public Works must be submitted to and approved prior to the issuance of any building or grading permits or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, if allowed by the City Engineer.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0019-02 - R.B. PETERSEN CONSTRUCTION COMPANY ON BEHALF OF SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY - Request for a Rezoning FROM: U (Undeveloped) [PCD (Planned Community Development) General Plan Designation] TO: R-PD7 (Residential Planned Development - 7 Units Per Acre) on 7.74 acres located adjacent to the south side of Ackerman Road, approximately 325 feet west of Durango Drive (APN: 125-08-806-001 and 002), PROPOSED USE: 58-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

QUINN - ABEYANCE of Item 31 [Z-0019-02] and Item 32 [Z-0019-02(1)] to the 5/23/2002 Planning Commission meeting - UNANIMOUS with Galati excused

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

JOEL McCULLOCH, Planning & Development, stated the applicant has requested Item 31 [Z-0019-02] and Item 32 [Z-0019-02(1)] be held in abeyance to the 5/23/2002 Planning Commission meeting in order for staff to review a revised site plan.

JEFFERY ARMSTRONG, VTN Nevada, 2727 South Rainbow Boulevard, appeared in order to represent the applicant. They would like to submit a new site plan.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning & Development Department
Item 31 - Z-0019-02

MINUTES - Continued:

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 32 [Z-0019-02(1)].

(6:05 - 6:06)

1-145

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0019-02(1) - R.B. PETERSEN CONSTRUCTION COMPANY ON BEHALF OF SPRING MOUNTAIN RANCH, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 58-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 7.74 acres located adjacent to the south side of Ackerman Road, approximately 325 feet west of Durango Drive (APN: 125-08-806-001 and 002), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] [PROPOSED: R-PD7 (Residential Planned Development - 7 Units Per Acre)], Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

- 4. Location Map
- 5. Conditions For This Application - Not Applicable
- 6. Staff Report

MOTION:

QUINN - ABEYANCE of Item 31 [Z-0019-02] and Item 32 [Z-0019-02(1)] to the 5/23/2002 Planning Commission meeting - UNANIMOUS with Galati excused

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

JOEL McCULLOCH, Planning & Development, stated the applicant has requested Item 31 [Z-0019-02] and Item 32 [Z-0019-02(1)] be held in abeyance to the 5/23/2002 in order for staff to review a revised site plan.

JEFFERY ARMSTRONG, VTN Nevada, 2727 South Rainbow Boulevard, appeared in order to represent the applicant. They would like to submit a new site plan.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning & Development Department
Item 32 - Z-0019-02(1)

MINUTES - Continued:

No one appeared in opposition.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 31 [Z-0019-02].

(6:05 - 6:06)

1-145

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0024-02 - TYNDALL, LIMITED LIABILITY COMPANY ON BEHALF OF RSC HOLDINGS - Request for a Rezoning FROM: U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] TO: R-PD2 (Residential Planned Development - 2 Units Per Acre) on 5.0 acres adjacent to the northwest corner of Hickam Avenue and Pioneer Way (APN: 138-03-305-006), PROPOSED USE: 10-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated the proposed zoning conforms with the General Plan and the Rural Preservation Neighborhood regulations. That zoning will allow for densities that are comparable or below that of existing and proposed developments surrounding the site. Staff recommended approval subject to the conditions.

KEITH CLEGG, RSC Holdings, 1730 Primrose Path, appeared in order to represent the application.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 33 - Z-0024-02

MINUTES - Continued:

MILTON REESE, 4270 North Tioga Way, appeared to get reassurance that this site will be developed according to the present site plan. MR. CLEGG responded that there may be minor changes to the interior.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 34 [Z-0024-02(1)] for related discussion.

NOTE: CHAIRMAN GALATI arrived at the meeting at 7:44 P.M.
(7:44 - 7:49)
2-400

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. A Site Development Plan Review application shall be approved by the Planning Commission or City Council prior to issuance of any permits, any site grading, and all development activity for the site.

Public Works

3. Dedicate a 15 foot radius on the northeast corner of Tioga Way and Hickam Avenue and a 15 foot radius at the northwest corner of Pioneer Way and Hickam Avenue.
4. Construct half-street improvements including appropriate overpaving on Tioga Way and Hickam Avenue and Construct all incomplete half-street improvements (sidewalk) on Pioneer Way adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 33 - Z-0024-02

CONDITIONS - Continued:

5. Coordinate with the City Collection Systems Planning Section of the Department of Public Works to extend public sewer to this development and in Hickam Avenue to the west edge of this development to a location and depth acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
6. A Master Streetlight Plan for the overall subdivision shall be approved prior to the submittal of any construction drawings for this site.
7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 33 - Z-0024-02

CONDITIONS - Continued:

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.
9. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0024-02(1) - TYNDALL, LIMITED LIABILITY COMPANY ON BEHALF OF RSC HOLDINGS - Request for a Site Development Plan Review FOR A 10-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 5.0 acres adjacent to the northwest corner of Hickam Avenue and Pioneer Way (APN: 138-03-305-006), U (Undeveloped) Zone [DR (Desert Rural) General Plan Designation] [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre], Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUESDELL - APPROVED subject to conditions with additional condition of an eight foot block wall on the north along Tioga Way - UNANIMOUS

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI called Item 33 [Z-0024-02] and Item 34 [Z-0024-02(1) forward after Item 30 [Z-0018-02] and declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated the applicant is proposing ten single-family lots surrounding a 27,007 square foot open space common lot. Staff has recommended setbacks in conformance with the R-D zoning district standards and that perimeter landscaping be in conformance with the Urban Design Guidelines and Standards. The density is comparable to or below the existing surrounding land uses and the development will be consistent with the City's design standards. Staff recommended approval subject to the conditions.

KEITH CLEGG, RSC Holdings, 1730 Primrose Path, appeared in order to represent the application.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 34 - Z-0024-02(1)

MINUTES - Continued:

MILTON REESE, 4270 North Tioga Way, appeared to obtain additional information.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 33 [Z-0024-02].

NOTE: CHAIRMAN GALATI arrived at the meeting at 7:44 P.M.
(7:44 - 7:49)

2-400

CONDITIONS:

Planning and Development

1. A Rezoning (Z-0024-02) to a R-PD2 Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The standards for this development shall include the following: minimum distance between buildings of 20 feet, and building height shall not exceed two stories or 35 feet, whichever is less.
5. The setbacks for this development shall be a minimum of 25 feet to the front of front-loading garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 20 feet to the front of side-loading garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 10 feet on the side, 15 feet on the corner side, and 30 feet in the rear.
6. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 34 - Z-0024-02(1)

CONDITIONS - Continued:

7. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, with additional architectural features to enhance façade articulation.
8. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
9. Air conditioning units shall not be mounted on rooftops.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated entries shall be designed, located and constructed in accordance with Standard Drawing #222a.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 34 - Z-0024-02(1)

CONDITIONS - Continued:

15. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The CC&R's for the Homeowner's Association shall be submitted to and approved by the City Attorney's Office.
16. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
17. Site development to comply with all applicable conditions of approval for Z-24-02 on this same meeting, and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0025-02 - 1980 JARRETT FAMILY TRUST, ET AL ON BEHALF OF DR HORTON, INC. - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-1 (Single Family Residential) on 12.5 acres located adjacent to the northeast corner of Bradley Road and Deer Springs Way (APN: 125-24-601-004 and 007), PROPOSED USE: 38-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

4

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

6

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letter In Opposition
5. Telephone List

MOTION:

TRUESEDELL - APPROVED subject to conditions with additional condition as follows:

- Site plan to conform substantially to what has been submitted at Planning Commission meeting.

- UNANIMOUS

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI called this item forward after Item 69 [TA-0007-02] was heard and declared the Public Hearing open.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 35 - Z-0025-02

MINUTES - Continued:

LAURA MARTIN, Planning and Development, stated the majority of this site is within a 330 foot Rural Preservation neighborhood buffer zone, which allows a maximum density of three units per acre. This proposed residential development with the R-1 [Single Family Residential] zoning request will result in a density of three units per acre, which is a higher residential density than the maximum density of 2.1 units allowed within the surrounding R-E [Ranch Estates] zones. This request is not compatible with the existing development in the area. Staff recommended denial.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent DR Horton, the developer. They are developing a substantial number of units in this area to the north and south, so they have a vested interest in this community. This conforms to the Master Plan. It is a proposal for just under three units per acre. The range for this area is from 5.6 units an acre to 8 units an acre. They meet the state law requirement for no more than three units per acre. This fits into the area. Going to the north and east the general development pattern is to increase the density.

They held a neighborhood meeting. The neighbors do not want a gated community and want the lots to face Unicorn Street. The neighbors on the opposite side of Bradley Road requested specifically that there be an entrance on Bradley Road to break up the wall on Bradley Road and to help break up what they think is becoming a tunnel effect which encourages motorists to exceed the speed limit on Bradley Road. There will not be a gate on Bradley Road, but there will be a landscape feature that obviously divides the incoming traffic from the outbound traffic, which will blend well with an equestrian trail. There will be landscaping along Deer Springs Way.

Both of the other DR Horton projects in this area are R-1 [Single Family Residential]. The neighbors want single story homes and the most valuable homes that would drive up the values of their homes. That means the houses would have big footprints.

ERIC FEHR, 6800 Unicorn Street, appeared in approval. He met with DR Horton and the developer has made some changes that were requested. He wanted to make sure this project will stay within the Rural Preservation requirements for the area with large lot sizes. This project should be within the theme of the houses on all four sides of this property. Currently, the houses will be smaller than the adjacent neighbors' houses.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 35 - Z-0025-02

MINUTES - Continued:

JANICE SPENDLOVE, 6910 Unicorn Street, appeared in approval. The main concern is the density. The surrounding lots and houses are larger than what is being proposed. She would like to see the homes facing Unicorn Street to have low lighting and no sidewalks.

WANDA JONES, 6920 Bradley Road, appeared in approval. The neighbors are trying to keep within a rural setting for the area. She requested half-acre lots in this proposed development. She likes the cul-de-sac off Bradley Road because it will slow the traffic. She also wants low lighting, no sidewalks, and an equestrian trail.

BILL JONES, 6920 Bradley Road, appeared in approval. He felt the density should be decreased.

ORPHA ZERKLE, 6902 Bradley Road, appeared in approval. She would prefer half acre lots on this property.

GENTLEMAN, 6900 Unicorn Street, appeared in protest. He objected to the lot sizes and was concerned about the lot elevations. The houses to the south are bigger.

KIMBERLY CLANTON-GREEN, 6810 Unicorn Street, appeared in approval. She would prefer 2.3 units per acre in this proposed project.

MR. McCULLOCH emphasized that this is a rezoning to R-1 (Single Family Residential), not a Site Plan Review. That review is done through the Tentative Map process. There is no guarantee that if R-1 (Single Family Residential) zoning is approved that this site plan is final. With R-1 (Single Family Residential) zoning they would be entitled to have 6,500 square foot lots and no open space.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 35 - Z-0025-02

MINUTES - Continued:

ATTORNEY FIORENTINO appeared in rebuttal. This site plan will be finalized at the time of the Tentative Map. However, DR Horton has worked with the neighbors. They are willing to craft conditions between now and the City Council hearing to come close to the site plan being proposed. With respect to the density, this project is way below what the Master Plan allows for this area. This is a hard piece of land to develop because of its odd shape. They will have to improve Deer Springs Way, Unicorn Street, Bradley Road, and the trail along Bradley Road, which will be substantial costs. To eliminate five or six units would be very costly and the project may not be feasible with all the improvements that will have to be made. The difference of five or six units will not have a substantial impact on the neighbors.

COMMISSIONER TRUESDELL asked how many lots will be along the Unicorn Street frontage. ATTORNEY FIORENTINO answered that there will be seven lots along that frontage and six across the street.

CHAIRMAN GALATI wondered if a condition could be added that would tie this site plan to this project. ATTORNEY FIORENTINO thought a condition could be crafted that the Tentative Map has to conform substantially to the site plan at this meeting. The Tentative Map could be a public hearing. MR. McCULLOCH did not feel this site plan should be tied to the zoning at this time.

COMMISSIONER BUCKLEY did not feel this project could be exactly like the project to the south because that is a gated community.

COMMISSIONER McSWAIN thought that some of the neighbors' objectives are that this project will not flow with the standards already there. ATTORNEY FIORENTINO responded that the Master Plan for a whole stretch of land in the area is up to eight units per acre. The developer does not feel eight units per acre is appropriate. In addition, this site will not be developed with rural half-acre lots.

COMMISSIONER BUCKLEY noted that the density is high against Decatur Boulevard because that is a busy street and it gets lower going west. Just because something fits within the General Plan does not mean it doesn't have to be compatible.

COMMISSIONER McSWAIN was concerned about the grade. BRIAN WALSH, DR Horton, 6845 Escondido Street, said they will keep the pads as low as Public Works will allow. Some of the elevation concerns drainage issues on Deer Springs Way and Bradley Road.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 35 - Z-0025-02

MINUTES - Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:27 - 9:02)

2-2000

CONDITIONS:

Planning and Development

1. A Resolution of Intent with a two-year time limit.
2. The maximum density allowed on this site shall be 3.0 dwelling units per acre.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map to reflect: Lots 14, 15, and 16 shall be replaced by two lots along the property line to the north.
4. The developer shall create non-residential lots for the multi-use trail path and the entire equestrian trail outside the public right-of-way on the east side of Bradley Road, to be conveyed to the City upon acceptance of the trail improvements and to have such trail constructed concurrent with development of this site. The Home Owner's Association shall be required to maintain all portions of the trail until accepted by the City and once accepted those portions of the trail not conveyed to the City
5. A deed restriction shall be recorded on this property to require that the homes shall be limited to one-story in height.
6. All houses shall have at least 1,950 square feet of livable space. The developer shall submit building elevations of all houses showing floor plans, elevation plans and square footage to be reviewed and approved by Planning and Development Department staff, prior to the time application is made for a tentative map.
7. The setbacks for this development shall meet minimum R-1 standards, with the exception of rear setbacks, which shall be a minimum of 18 feet on all lots.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 35 - Z-0025-02

CONDITIONS - Continued:

8. The standards for this development shall include the following: a minimum lot size of 6,500 square feet, minimum lot width of 65 feet, a minimum distance between buildings of 10 feet, and the lot coverage shall not exceed 50%.
9. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters.
10. Block walls will incorporate decorative trim and decorative pilasters and have a rural appearance. An exhibit depicting the design detail of the proposed wall shall be submitted. There will be no stucco walls.
11. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

15. Dedicate an additional 5 feet of right-of-way for a total radius of 25 feet on the northeast corner of Deer Springs Way and Bradley Road and an additional 5 feet of right-of-way for a total radius of 20 feet at the northwest corner of Deer Springs Road and Unicorn Street prior to the issuance of any permits.
16. Construct half-street improvements including appropriate overpaving on Deer Springs Way, Unicorn Street, and Bradley Road adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 35 - Z-0025-02

CONDITIONS - Continued:

17. Enter into an Extension and Oversizing Agreement to bring public sanitary sewer from Decatur Boulevard to Bradley Road. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
18. Meet with the Traffic Engineering Representative in Land Development prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. The entrance shall be designed, located and constructed in accordance with Standard Drawing #222a.
19. A Master Streetlight plan must be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings.
20. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 35 - Z-0025-02

CONDITIONS - Continued:

access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

21. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Final Map, whichever may occur first, if allowed by the City Engineer.
22. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

Z-0026-02 - JARRETT CHILDRENS TRUST 1980 ON BEHALF OF D.R. HORTON, INC. - Request for a Rezoning FROM: R-E (Residence Estates) TO: R-1 (Single Family Residential) on 18.3 acres located adjacent to the northeast corner of Thom Boulevard and Deer Springs Way (APN: 125-24-604-005, 006, 125-24-603-005 and 008), PROPOSED USE: 55-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends WITHDRAWAL WITHOUT PREJUDICE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

McSWAIN - WITHDRAWN WITHOUT PREJUDICE - UNANIMOUS with GALATI excused

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated the applicant has requested this item be withdrawn without prejudice.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the developer. There are several unresolved issues concerning this application, so they would prefer having it withdrawn without prejudice. They will refile once the design issues are worked out.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 36 - Z-0026-02

MINUTES - Continued:

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

NOTE: See related Item 37 [VAC-0027-02].

(6:06 - 6:08)

1-180

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-0027-02 - JARRETT CHILDRENS TRUST 1980 ON BEHALF OF DR HORTON, INC. - Petition to vacate Jarrett Avenue between Thom Boulevard and Decatur Boulevard, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

TRUESDELL - WITHDRAWN WITHOUT PREJUDICE - UNANIMOUS with GALATI excused

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated the applicant has requested this item be withdrawn without prejudice.

ATTORNEY MARK FIORENTINO, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the developer. There are several unresolved issues concerning this application, so they would prefer having it withdrawn without prejudice. They will refile once the design issues are worked out.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 37 - VAC-0027-02

MINUTES - Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See related Item 36 [Z-0026-02].

(6:06 - 6:08)

1-180

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

V-0017-02 - CARLOS DELGADO - Request for a Variance TO ALLOW A FIVE-FOOT CORNER SIDE YARD SETBACK WHERE A FIFTEEN-FOOT CORNER SIDE YARD SETBACK IS THE MINIMUM REQUIRED on 0.17 acres at 3908 Grass Valley Place (APN: 139-31-610-014), R-1 (Single Family Residential) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - APPROVED subject to conditions - UNANIMOUS

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated there is no evidence of any unique or extraordinary circumstances associated with this site. A 67% reduction in a setback is a major deviation from the code. Staff recommended denial.

CARLOS DELGADO, 3908 Grass Valley Place, said he has a 10-foot corner side yard setback. There is a 15-foot back yard setback and a 25-foot side yard setback. The hardship is caused by the cul-de-sac. His neighbors have no objection to this request and they feel what is being done for the property will be an improvement.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 38 - V-0017-02

MINUTES - Continued:

COMMISSIONER McSWAIN did not feel this violates the spirit of what has been intended, so she recommended approval.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:03 - 9:06)

3-100

RECESS

CONDITIONS:

Planning and Development

1. If this Variance is not exercised within one (1) year from date of approval by the City Council it will become void unless an Extension of Time is granted by the City Council.
2. City Code requirements and design standards of all City Departments, which are not affected by approval of this Variance, must be satisfied.
3. Submit complete plans to the Building and Safety Department for review and permits.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

V-0018-02 - RANCHO DRIVE PARTNERSHIP ON BEHALF OF LUCCHESI GALATI ARCHITECTS - Request for a Variance TO ALLOW A SINGLE FAMILY HOME TO BE 40-FEET IN HEIGHT AND THREE STORIES TALL WHERE THE MAXIMUM ALLOWED IS 35-FEET IN HEIGHT AND TWO-STORIES TALL on approximately 74.46 acres located at 5050 North Rainbow Boulevard (APN: 125-35-301-014), R-E (Residence Estates) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

5

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report
4. Letters In Opposition
5. Telephone List

MOTION:

BUCKLEY - ABEYANCE to the 5/9/2002 Planning Commission meeting - UNANIMOUS with GALATI excused

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated staff would like to have this item held in abeyance to the 5/9/2002 Planning Commission meeting in order to work out issues regarding the transportation trail.

DENISE COOK, Lucchesi Galati Architects, 2970 Deerwood Court, Henderson, Nevada appeared in order to represent the applicant. There is an issue in regard to this application that she would like to discuss with staff, so she agreed to having this item held in abeyance.

UNIDENTIFIED GENTLEMAN appeared in protest. This is a one-story neighborhood, so two and three story homes are incompatible.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 39 - V-0018--02

MINUTES - Continued:

LARRY PANJA, 6417 Quantum Lane, appeared in protest.

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.
(7:37 - 7:41)
2-200

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

V-0020-02 - ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY - Request for a Variance TO ALLOW 8 PARKING SPACES WHERE 15 PARKING SPACES ARE THE MINIMUM REQUIRED FOR A MULTI-FAMILY DEVELOPMENT on 0.48 acres located adjacent to the southwest and southeast corners of "E" Street and Adams Avenue (APN: 139-27-210-106 and 107), R-4 (High Density Residential) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this application will provide a transitional living facility use for the 10-unit multi-family residential development. It will not necessitate the required fifteen (15) parking spaces, since the facility will house mostly single person households and people with lower incomes, which corresponds to lower rates of automobile ownership. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 40 - V-0020-02

MINUTES - Continued:

CLIFTON MARSHAL, CAMA/MGA, 3426 Tiara Point Circle, appeared on behalf of the applicant.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 41 [SD-0013-02] for related discussion.

(9:26 - 9:31)

3-196

CONDITIONS:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for a Site Development Plan Review (SD-0013-02).
2. This Variance shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

SD-0013-02 - ECONOMIC OPPORTUNITY BOARD OF CLARK COUNTY - Request for a Site Development Plan Review and a Reduction of Perimeter Landscaping FOR A 10-UNIT MULTI-FAMILY DEVELOPMENT on 0.48 acres located adjacent to the southwest and southeast corners of "E" Street and Adams Avenue (APN: 139-27-210-106 and 107), R-4 (High Density Residential) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions with Conditions 9 and 10 amended as follows:

9. Coordinate with the City Surveyor to determine the need for a Reversionary Final Map or other method to combine the existing parcels. Comply with the recommendations of the City Surveyor prior to the issuance of any *building* permits for this site.
10. Add: *Such improvements may be temporary.*

- UNANIMOUS

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 41 - SD-0013--02

MINUTES - Continued:

LAURA MARTIN, Planning and Development, stated this site plan depicts an orderly arrangement of the two residential buildings as well as the proposed park and meets the minimum design requirements of Title 19A. There will be ten 595 square foot one bedroom units. Landscaping is depicted in a courtyard area between the two buildings. The park site will include a picnic and barbecue area and landscaping consisting of 24-inch box trees and Mexican Fan Palm trees. The requested reduction in the amount of perimeter landscaping along E Street is appropriate. There is a condition for tree plantings to be a maximum of 30 feet on center as required by the Las Vegas Urban Design Guidelines and Standards. Staff recommended approval subject to the conditions.

CLIFTON MARSHAL, CAMA/MGA, 3426 Tiara Point Circle, appeared on behalf of the applicant. In regard to Condition 9 under the Site Development Plan Review, he requested it to read: Coordinate with the City Surveyor to determine the need for a Reversionary Final Map or other method to combine the existing parcels. Comply with the recommendations of the City Surveyor prior to the issuance of any *building* permits for this site. In Condition 10, he requested a sentence added at the end as follows: *Such improvements may be temporary.*

DAPHNEE LEGARZA, Public Works, did not object to the changes as proposed by the applicant.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 40 [V-0020-02] for related discussion.

(9:26 - 9:31)

3-196

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 41 - SD-0013--02

CONDITIONS - Continued:

2. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 30 feet on-center and a minimum of four five-gallon shrubs for each tree within provided planters as required in the Las Vegas Urban Design Guidelines and Standards.
3. The wrought iron fence and gate enclosure for park site shall be a maximum height of six feet. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
5. Air conditioning units shall not be mounted on rooftops.
6. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
7. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

8. Dedicate 15-foot radii on the southeast and southwest corners of Adams Avenue and E Street prior to the issuance of any permits.
9. Coordinate with the City Surveyor to determine the need for a reversionary final map or other method to combine the existing parcels. Comply with the recommendations of the City Surveyor prior to the issuance of any permits for this site.
10. Construct full-width alley improvements adjacent to both lots comprising this overall site concurrent with development of this site.
11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 41 - SD-0013--02

MINUTES - Continued:

12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Parking spaces located off the public alley shall be set back sufficiently to allow a minimum of 24 feet clearance for vehicle maneuvering.
13. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 41 - SD-0013--02

CONDITIONS - Continued:

14. Submit an Encroachment Agreement for all landscaping and private improvements located in the Adams Avenue and E Street public rights-of-way adjacent to this site prior to occupancy of this site.
15. Landscape and maintain all unimproved right-of-way on Adams Avenue and E Street adjacent to this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

V-0024-02 - 11th STREET LIMITED PARTNERSHIP ON BEHALF OF COMMUNITY DEVELOPMENT PROGRAMS CENTER OF NEVADA - Request for a Variance TO ALLOW A THREE-STORY, 36 FOOT HIGH BUILDING IN AN R-4 (HIGH DENSITY RESIDENTIAL) ZONE WHERE A MAXIMUM OF TWO- STORIES AND 35 FEET TALL IS THE MAXIMUM BUILDING HEIGHT ALLOWED on 2.23 acres located adjacent to the north side of Stewart Avenue, between Eleventh Street and Maryland Parkway (APN: 139-35-211-042 through 049, 069 and 070), C-2 (General Commercial), R-2 (Medium-Low Density Residential), R-3 (Medium Density Residential) and R-4 (High Density Residential) Zones [PROPOSED: R-4 (High Density Residential)], Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated this request is minor in nature as it is only being proposed to circumvent the zoning requirements by approximately 2%. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 42 - V-0024-02

MINUTES - Continued:

SHARON BULLOCK, 11th Street Limited Partnership, 2009 Alta Drive, appeared on behalf of Community Development Programs Center of Nevada. She concurred with staff's conditions.

TODD FARLOW, 240 North 19th Street, appeared in approval. He did not object to an increase in height on this building as he plans to increase the height of his building.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:31 - 9:33)

3-356

CONDITIONS:

Planning and Development

1. If this Variance is not exercised within two (2) years after the final approval, then this Variance shall be void unless an Extension of Time is granted.
2. City Code requirements and design standards of all City Departments that are not affected by the approval of this Variance must be satisfied.
3. Conformance to all Conditions of Approval for Rezoning Z-0013-02 and Site Development Plan Review [Z-0013-02(1)].

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

U-0171-89(3) - KENNETH AND DONLEE SIMKINS ON BEHALF OF CLEAR CHANNEL OUTDOOR - Required Two Year Review on an approved Special Use Permit which allowed a 12 foot x 24 foot off-premise advertising (billboard) sign at 1323 South Main Street (APN: 162-03-110-088), C-M (Commercial/Industrial) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 6/5/2002.

NOTE: COMMISSIONER TRUESDELL announced he owns property just outside the notice area and this billboard has no affect on that property.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the conditions in the surrounding area have not changed in the past two years, so the continuation of this billboard is appropriate, subject to a two-year review. The billboard structure is not being maintained to City standards and must be brought into compliance immediately. Staff recommended approval subject to the conditions.

MISTY BAIER, Clear Channel Outdoor, 1211 West Bonanza Road, concurred with staff's conditions.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 43 - U-0171-89(3)

MINUTES - Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:33- 9:34)

3-400

CONDITIONS:

Planning and Development

1. The Special Use Permit shall be reviewed in two years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. All City Code requirements and design standards of all City Departments shall be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

U-0006-90(3) - McELHOSE TRUST ON BEHALF OF CLEAR CHANNEL OUTDOOR -
Required Five Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign at located 1535 North Eastern Avenue (APN: 139-26-505-004), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the conditions in the surrounding area have not significantly changed in the past two years. Therefore, the continuation of the billboard use is appropriate subject to a four-year review. Staff recommended approval subject to the conditions.

MISTY BAIER, Clear Channel Outdoor, 1211 West Bonanza Road, concurred with staff's conditions.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 44 - U-0006-90(3)

MINUTES - Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:34 - 9:35)

3-460

CONDITIONS:

Planning and Development

1. The Special Use Permit shall be reviewed in four years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. All City Code requirements and design standards of all City Departments shall be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

U-0298-94(2) - MINI-MASTERS, INC. ON BEHALF OF CLEAR CHANNEL OUTDOOR - Required Two Year Review on an approved Special Use Permit which allowed a 14 foot x 48 foot off-premise advertising (billboard) sign at 6900 West Craig Road (APN: 138-03-602-011 and 015), C-1 (Limited Commercial) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

BUCKLEY - ABEYANCE to the 5/23/2002 Planning Commission meeting - UNANIMOUS with TRUESDELL abstaining as Mini-Masters, Inc. is a client of his firm.

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the conditions in the surrounding area have not significantly changed in the past two years.

MISTY BAIER, Clear Channel Outdoor, 1211 West Bonanza Road, requested this item be held in abeyance because she would like to address staff's concerns.

No one appeared in opposition.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:34 - 9:35)

3-460

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

U-0010-97(1) - POOLE-SANFORD, LIMITED LIABILITY COMPANY ON BEHALF OF CLEAR CHANNEL OUTDOOR - Required Five Year Review on an approved Special Use Permit which allowed a 40 foot high, 14 foot x 48 foot off-premise advertising (billboard) sign on property located at 3901 North Rancho Drive (APN: 138-12-110-004), C-2 (General Commercial) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

BUCKLEY - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the conditions in the surrounding area have not significantly changed in the past two years. Therefore, the continuation of the billboard is appropriate. Staff recommended approval subject to the conditions.

MISTY BAIER, Clear Channel Outdoor, 1211 West Bonanza Road, concurred with staff's conditions.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 46 - U-0010-97(1)

MINUTES - Continued:

COMMISSIONER McSWAIN commented that the Rancho corridor needs revitalization. She asked why revitalization is an issue in Item 45, but not in Item 46. MR. McCULLOCH replied that the concern about revitalization is a reason for denial of a billboard, but there can be other reasons such as lack of maintenance, lack of advertising, etc. One reason for denial in Item 45 was that there was nothing displayed on the billboard and it did not appear the billboard was visible from the freeway.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.
(9:36 - 9:41)
3-540

CONDITIONS:

Planning and Development

1. The Special Use Permit shall be reviewed in two years at which time the City Council may require the off-premise sign to be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the off-premise advertising (billboard) sign is removed.
2. If the existing off-premise advertising sign structure is removed, this Special Use Permit shall be expunged and a new off-premise advertising sign structure shall not be erected in the same location unless: (1) a new Special Use Permit is approved for the new structure by the City Council, or (2) the location is in compliance with all applicable standards of Title 19 including, but not limited to, distance separation requirements, or (3) a Variance to the applicable standards of Title 19 has been approved for the new structure by the City Council.
3. The off-premise advertising (billboard) sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the off-premise advertising (billboard) sign.
4. All City Code requirements and design standards of all City Departments shall be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

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DISCUSSION

SUBJECT:

U-0151-98(2) - HIPOLITO ANAYA - Required Two Year Review on an approved Special Use Permit which allowed the off-premise sale of beer and wine in conjunction with an existing grocery store at 2551 East Bonanza Road (Mariana's Tortillera) (APN: 139-36-111-017 and 018), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED subject to condition - UNANIMOUS

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the continued sale of off-premise beer and wine will not compromise the public health, safety, welfare, or the overall objectives of the General Plan. Staff recommended approval subject to one condition.

DAVE EDER, Nevada Gaming Consultants, 777 Quartz Avenue, Sandy Valley, Nevada, appeared in order to represent the applicant. He concurred with staff's conditions.

TODD FARLOW, 240 North 19th Street, appeared in approval. There is never a problem at this store and it is always clean.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 47 - U-0151-98(2)

MINUTES - Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

COMMISSIONER EVANS made a motion for approval with the understanding that there would not be any further reviews.

(9:41 - 9:42)

3-670

CONDITIONS:

Planning and Development

1. The use shall comply with all previous Conditions of Approval.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

U-0023-02 - SAHARA WEST PLAZA, LIMITED LIABILITY COMPANY ON BEHALF OF LABOR FINDERS - Request for a Special Use Permit FOR A DAILY LABOR SERVICE located at 4601 West Sahara Avenue, Suite E (APN: 162-07-101-004), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

12

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. 3 Letters in Approval
5. 1 Petition in Approval

MOTION:

BUCKLEY - APPROVED subject to conditions and additional condition as follows:

- This use shall be reviewed within one year of final approval.

- UNANIMOUS with EVANS voting NO

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated this use does not meet the standards in Title 19A, particularly the requirement that this use not be any closer than 400 feet to any residential property. The subject parcel directly abuts an R-1 (Single-Family Residential) neighborhood. Staff recommended denial.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 48 - U-0023-02

MINUTES - Continued:

ROBERT BROWN, Labor Finders, 5100 O'Bannon Drive, said his firm has offices around the country. He has been in this business for about 25 years. The great majority of their work is done on a weekly basis, with a few daily jobs. They have been on that site for three years and have not received any complaints from the other tenants. He submitted letters and a petition with signatures in approval. There is no neighborhood close-by. The Housing Authority, some of the casinos, as well as homes are their clients. They used to have a business license, but they moved and were denied a license. They were told the only way to get a business license was to apply for a Special Use Permit.

COMMISSIONER McSWAIN thought that if this were creating a nuisance there would have been a way to get this business to move.

COMMISSIONER EVANS pointed out that in the Staff Report under Zoning it indicates the use shall not be located within 400 feet of any church, synagogue, school, child care facility licensed for more than 12 children, City park, or R (Residential) zoning district. He asked if the words *shall not be located* prohibits this use in this location. DEPUTY CITY ATTORNEY BRYAN SCOTT said there are certain instances in the code where even though it says: *shall not be located*, there are waivable requirements. MR. McCULLOCH verified that that condition is waivable.

COMMISSIONER GOYNES asked if they plan to do anything differently at their business. MR. BROWN responded that they plan to operate in the same manner. They attempt to match the job to the employee so there is no need for people to form a line outside waiting until they open.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(9:42 - 9:54)

3-730

CONDITIONS:

Planning and Development

1. If this Special Use Permit is not exercised with one year of City Council approval, it shall become null and void unless an extension of time is granted.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 48 - U-0023-02

CONDITIONS - Continued:

2. The hours of operation shall be limited to 6A.M. to 7:00 P.M.
3. A maximum four square foot sign shall be erected on the premises that states “no loitering allowed”.
4. All potential employees shall wait within a completely enclosed structure.
5. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0076-98(27) - ALBERTSON'S, INC. ON BEHALF OF McDONALD'S CORPORATION - Request for a Review of Condition #9 of an approved Site Development Plan Review [Z-0076-98(14)] WHICH PROHIBITED DRIVE-THROUGH RESTAURANTS on 23.31 acres located adjacent to northeast corner of Durango Drive and Farm Road (APN: 125-17-601-009), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends NONE.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letter In Approval

MOTION:

McSWAIN - APPROVED subject to conditions - UNANIMOUS with TRUESDELL abstaining as McDonald's is a client of his firm.

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated Condition 9 was introduced by area residents and agreed to by the developer at the Planning Commission and City Council meetings. Therefore, staff did not offer a recommendation.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 49 - Z-0076-98(27)

MINUTES - Continued:

DENNIS WATTS, Cornerstone Company, 201 Las Vegas Boulevard South, appeared in order to represent McDonald's Corporation. They met with the homeowners. The initial reason for Condition 9 was that the homeowners did not want a drive-through in which headlights would be visible in the homes. They alleviated that problem by positioning the drive-through below the grade of the street. Also, the cars will be directed in such a manner that they will not face the homes. In addition, the homeowners did not want to see a generic building. They showed the building to the homeowners, who thought it was unique. The building signage will be set into the tower.

HEINZ LAUER, 8324 Gorsky Avenue, said he was not notified of any neighborhood meetings. He asked for clarification on where the McDonald's Restaurant will be located on the premises. MR. WATTS said they attended a meeting that was part of the network of neighborhoods. He indicated on the overhead monitor where the building will be located. They have extended the drive-through back to the parking area, so several cars can be stacked in the drive-through. They will not be creating any new driveways.

TIM BABCOCK, 8316 Gorsky Avenue, said he was not aware of any neighborhood meetings either. He agreed to the location of the building.

COMMISSIONER EVANS thought the intent of Town Center is to encourage pedestrians and have less reliance on the automobile. The Staff Report indicates the applicant agreed to a condition prohibiting restaurants with drive-thrus on the site. CHAIRMAN GALATI added that the Master Developer agreed to that condition, not McDonald's. MR. WATTS said there is another drive-through in the shopping center. MR. McCULLOCH clarified that there is no specific standard prohibiting drive-thrus.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 50 [U-0028-02] and Item 51 [Z-0076-98(28)] for related discussion.

(9:54 - 10:09)

3-1140

CONDITIONS:

Planning and Development

1. Conformance to all other Conditions of Approval for Site Development Plan Review [Z-0076-98(14)] and any other site related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

U-0028-02 - ALBERTSON'S, INC. ON BEHALF OF McDONALD'S CORPORATION -
Request for a Special Use Permit FOR A PROPOSED RESTAURANT WITH DRIVE-THRU
on 23.31 acres located adjacent to northeast corner of Durango Drive and Farm Road (APN: 125-
17-601-009), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letter In Approval

MOTION:

McSWAIN - APPROVED subject to conditions - UNANIMOUS with TRUESEDELL
abstaining as McDonald's is a client of his firm.

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated this use can be operated in a manner that is harmonious and compatible with the existing and future land uses as proposed by the General Plan. In addition, a restaurant with a drive-through is a use that is typically associated within the SC-TC district of Town Center. Staff recommended approval subject to the conditions.

DENNIS WATTS, Cornerstone Company, 201 Las Vegas Boulevard South, appeared in order to represent McDonald's Corporation. He concurred with staff's conditions.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 50 - U-0028-02

MINUTES - Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 49 Z-76-98(27) and Item 51 [Z-0076-98(28)] for related discussion.
(9:54 - 10:09)

3-1140

CONDITIONS:

Planning and Development

1. If this Special Use Permit is not exercised within two years after this approval, this Special Use Permit shall be void unless an Extension of Time is granted.
2. All City Code Requirements and all City departments' design standards shall be met.
3. A Site Development Plan Review before the City Council shall be required prior to obtaining any building permits.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0076-98(28) - ALBERTSON'S, INC. ON BEHALF OF McDONALD'S CORPORATION - Request for a Site Development Plan Review FOR A PROPOSED RESTAURANT WITH DRIVE-THRU on 23.31 acres located adjacent to northeast corner of Durango Drive and Farm Road (APN: 125-17-601-009), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letter In Approval

MOTION:

McSWAIN - APPROVED subject to conditions - UNANIMOUS with TRUEDELL abstaining as McDonald's is a client of his firm.

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated this proposed site plan presents an effective layout of buildings, parking and landscaping. This site meets the requirements of the Town Center design standards, the General Plan, the Urban Design Guidelines and Standards, and the Zoning Code. Staff recommended approval subject to the conditions.

DENNIS WATTS, Cornerstone Company, 201 Las Vegas Boulevard South, appeared in order to represent McDonald's Corporation. He concurred with staff's conditions.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 51 - Z-0076-98(28)

MINUTES - Continued:

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

NOTE: See Item 49 [Z-0076-98(27)] and Item 50 [U-0028-02] for related discussion.
(9:54 - 10:09)

3-1140

CONDITIONS:

Planning and Development

1. A Review of Condition #9 [Z-0076-98(27)] to allow for drive-thru restaurants where drive-thru restaurants are prohibited and a Special Use Permit (U-0028-02) for a proposed restaurant with drive-thru shall be approved by the City Council.
2. Conformance to the Conditions of Approval for Rezoning (Z-0076-98) and Site Development Plan Review [Z-0076-98(14)] and all other subsequent site related actions.
3. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.

Public Works

4. The proposed driveway access, on site circulation and parking lot layout shall meet the approval of the Traffic Engineering Division prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
5. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
6. Site development to comply with all applicable conditions of approval for Z-76-98, the Tule Springs Village (Commercial Subdivision) and all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0096-00(1) - BHP INVESTORS, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR A 300 UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 15.31 acres located adjacent to the northwest corner of Rancho Drive and Coran Lane (a portion of APN: 139-19-601-003), C-2 (General Commercial) Zone under Resolution of Intent to R-3 (Medium Density Residential), Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

2

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report
4. Letters In Opposition

MOTION:

TRUEDELL - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated the site plan shows a 300-unit multi-family residential development. This plan meets the standards of the Zoning Code and Urban Design Guidelines and Standards, with the exception of the landscaping adjacent to the single-family homes to the west. There is a condition that requires a revised landscape plan be submitted to staff that depicts a minimum spacing of 24-inch box trees no more than 20-feet on center. The landscape planter along Lake Mead Boulevard shall be 10 feet in width. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 52 - Z-0096-00(1)

MINUTES - Continued:

JOSEPH BRANDISE, BHP Investors, LLC, 6370 Annie Oakley Boulevard, appeared on behalf of the application. He concurred with staff's conditions.

TODD FARLOW, 240 North 19th Street, appeared as a concerned citizen. He thought this application had been on the agenda in the past. CHAIRMAN GALATI responded that it was on the agenda for the zoning.

COMMISSIONER McSWAIN was concerned about raising the block wall on top of the neighbors' wall. MR. BRANDEIS said they asked those neighbors if they wanted the block wall, but the developer would have to get a Variance. The wall would not be raised without the neighbors' permission.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:09 - 10:12)

3-1700

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Submit a revised site plan for approval of the Planning and Development staff that depicts the required 12 handicap parking spaces and the correct number and spacing of access aisles.
4. Submit a revised landscape plan depicting 24-inch box trees spaced no more than 20-feet on center whenever this project is adjacent to single-family residences. In addition, depict a 10 foot wide landscape planter along Lake Mead Boulevard with trees 30 feet on center and a 15-foot wide planter along Coran Lane, both planters should be outside any perimeter block walls.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 52 - Z-0096-00(1)

CONDITIONS - Continued:

5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.

Public Works

7. Site development to comply with all applicable conditions of approval for Z-96-00 and all other site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0034-81(12) - CROSSROADS COMMONS LIMITED, LIMITED LIABILITY COMPANY - Request for a Review of Conditions #2 and #3 of an approved Site Development Plan Review [Z-0034-81(11)] TO ALLOW LIGHT POLES WITH A MAXIMUM HEIGHT OF 35 FEET WHERE 15 FEET IS THE MAXIMUM HEIGHT ALLOWED located adjacent to the southeast corner of Charleston Boulevard and Fort Apache Road (APN: 163 05-101-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial), Ward 2 (L.B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application -Not Applicable
3. Staff Report

MOTION:

McSWAIN - WITHDRAWN WITHOUT PREJUDICE - UNANIMOUS with GALATI excused

NOTE: VICE CHAIRMAN TRUESDELL announced he has a business relationship with Peccole Ranch, but felt he could vote on a withdrawal motion.

MINUTES:

VICE CHAIRMAN TRUESDELL declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated the applicant has requested this item be withdrawn without prejudice.

CLYDE SPITZE, AMEC, 3016 West Charleston Boulevard, Suite 180, appeared in order to represent Peccole Nevada Corporation and Crossroads Commons Limited, LLC. They would like to have this item withdrawn without prejudice.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 53 - Z-0034-81(12)

MINUTES - Continued:

There was no further discussion.

VICE CHAIRMAN TRUESDELL declared the Public Hearing closed.

(6:08 - 6:09)

2-220

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0060-00(1) - GREYSTONE HOMES - Request for a Review of Condition #4 of an approved Rezoning TO ALLOW A 15.4 FOOT REAR YARD SETBACK WHERE 18 FEET WAS THE MINIMUM REQUIRED on 17.7 acres adjacent located on the southwest corner of the intersection of Elkhorn Road and Bradley Road (APN: 125-24-110-001 through 053), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential), Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

3

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions for this Application
3. Staff Report
4. Letter In Opposition
5. Telephone List

MOTION:

QUINN - APPROVED subject to condition - UNANIMOUS

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this application involves setback changes for one lot. This request is in compliance with the Zoning Code, which requires 15-foot rear setbacks in an R-1 (Single Family Residential) district. Staff recommended approval subject to the conditions.

No one appeared to represent the application.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 54 - Z-0060-00(1)

MINUTES - Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:12 - 10:14)

3-1800

CONDITIONS:

Planning and Development

1. Condition #5 of Rezoning (Z-0060-00) shall be replaced by the following:

The rear setbacks for this development shall be a minimum of 18 feet, with the exception of lot number 5 which shall be a minimum of 15 feet.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

☐

CONSENT

☒

DISCUSSION

SUBJECT:

MSH-0001-02 - CITY OF LAS VEGAS - Request to amend the Master Plan of Streets and Highways TO INCLUDE AN INTERCHANGE AT HORSE DRIVE AND U.S. 95; AN OVERPASS AT GRAND CANYON DRIVE AND U.S. 95; AND INCREASE RIGHT-OF-WAY WIDTH FROM 80-FEET TO 100-FEET ON FORT APACHE ROAD AND HORSE DRIVE BETWEEN GRAND CANYON DRIVE AND MOCCASIN ROAD, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

1

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions - UNANIMOUS

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated these amendments provide additional connections for the residential areas east of US95 to the commercial developments in Town Center, as well as provide additional access for developments in the northwest. This item was only advertised in the newspaper. Staff recommended approval, subject to the conditions.

No one appeared to represent the application.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 55 - MSH-0001-02

MINUTES - Continued:

TODD FARLOW, 240 North 19th Street, appeared in approval. In the future there is going to be a problem with the R-E (Ranch Estates) zoning if they widen the street to 100 feet because residential cannot be next to a major thoroughfare.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:14 - 10:16)

3-1900

CONDITIONS:

Public Works

1. Upon development, additional rights-of-way for dedicated right turn lanes, dual left turn lanes, and/or appropriate transition elements shall be required at the discretion of the Traffic Engineer.
2. City Staff is empowered to modify this application, if necessary, because of technical concerns or because of other related review actions as long as current City of Las Vegas requirements are still complied with and the intent of the submitted Master Plan of Streets and Highways is not changed.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-0023-02 - CLARK COUNTY SCHOOL DISTRICT ON BEHALF OF CITY OF LAS VEGAS - Petition to vacate an excess portion of right-of-way generally located adjacent to the east side of Thom Boulevard, north of Alexander Road, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

McSWAIN - APPROVED subject to conditions - UNANIMOUS with GALATI and QUINN abstaining as the Clark County School District involves their firms

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the purpose of this Vacation is to complete the realignment of Thom Boulevard and Alexander Road. This Vacation will not eliminate public access to any abutting parcels. Staff recommended approval subject to the conditions.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 56 - VAC-0023-02

MINUTES - Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:16 - 10:18)

3-1970

CONDITIONS:

1. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. *(Public Works)*
2. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required. *(Planning and Development)*
3. All development shall be in conformance with code requirements and design standards of all City departments. *(Planning and Development)*
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #1 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. *(Public Works)*
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Commission, then approval will terminate and a new petition must be submitted. *(Planning and Development)*

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-0024-02 - SUMMERLIN COUNCIL ON BEHALF OF HOWARD HUGHES PROPERTIES, INC. - Petition to vacate a public drainage easement generally located east of the western beltway, north of Charleston Boulevard, Ward 2 (L. B. McDonald).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions - UNANIMOUS with BUCKLEY and GALATI abstaining as the applicant is a client of their firms

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the Vacation of the existing drainage easement is needed in order to complete the proposed commercial subdivision on this property. Staff recommended approval subject to the conditions.

ELENA ARELLANO, G. C. Wallace, Inc., 1555 South Rainbow Boulevard, appeared in order to represent the applicant.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 57 - VAC-0024-02

MINUTES - Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:18 - 10:19)

3-2050

CONDITIONS:

1. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. *(Public Works)*
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. *(Public Works)*
3. All development shall be in conformance with Code Requirements and Design Standards of all City Departments. *(Planning and Development)*
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #2 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. *(Public Works)*
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted. *(Planning and Development)*

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-0025-02 - FARM AND ALEXANDER PROPERTIES, LIMITED LIABILITY COMPANY - Petition to vacate a public sewer line easement generally located at the southeast corner of Alexander Road and Tenaya Way, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the Vacation letter indicates that the developer has submitted a replacement easement to the City for review and approval. Staff recommended approval subject to the conditions.

ELENA ARELLANO, G. C. Wallace, Inc., 1555 South Rainbow Boulevard, appeared in order to represent the applicant.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 58 - VAC-0025-02

MINUTES - Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:19 - 10:20)

3-2110

CONDITIONS:

1. A new public sewer easement must be granted to the City at a location acceptable to the City Engineer prior to the recordation of this Petition of Vacation. *(Public Works)*
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. *(Public Works)*
3. All development shall be in conformance with Code Requirements and Design Standards of all City Departments. *(Planning and Development)*
4. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #2 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. *(Public Works)*
5. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted. *(Planning and Development)*

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-0026-02 - PREM LAND, LIMITED LIABILITY COMPANY, ET AL ON BEHALF OF RICHMOND AMERICAN HOMES - Petition to vacate portions of Brent Lane, Duneville Street, Guy Avenue and Jones Boulevard, generally located at the southeast corner Jones Boulevard and Brent Lane, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated this Vacation is a condition for approval of a rezoning. This Vacation will not adversely affect this site or the surrounding properties. Staff recommended approval subject to the conditions.

JEFFERY ARMSTRONG, VTN Nevada, 2727 South Rainbow Boulevard, appeared in order to represent the applicant. He concurred with staff's conditions.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 59 - VAC-0026-02

MINUTES - Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:20 - 10:21)

3-2140

CONDITIONS:

1. A Drainage Plan and Technical Drainage Study or other related drainage information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. *(Public Works)*
2. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. *(Public Works)*
3. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress therefrom shall be provided if required. *(Planning and Development)*
4. All development shall be in conformance with Code Requirements and Design Standards of all City Departments. *(Planning and Development)*

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 59 - VAC-0026-02

CONDITIONS - Continued:

5. The Order of Vacation shall not be recorded until all of the above conditions have been met provided, however, that Condition #2 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. (Public Works)
6. If the Order of Vacation is not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted. (*Planning and Development*)

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

VAC-0028-02 - HEARTHSTONE HOMEBUILDERS, INC., ET AL - Petition to vacate a public sewer easement and U.S. Government Patent Easements generally located east of Durango Drive and north and south of Gowan Road, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

TRUEDELL - APPROVED subject to conditions - UNANIMOUS

To be heard by the City Council on 6/5/2002.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

LAURA MARTIN, Planning and Development, stated the Vacation of Government Patent Easements are appropriate and will not have a negative impact on adjacent properties or on the development of this site. Staff recommended approval, subject to the conditions.

RICH PREISING, Hearthstone Homebuilders, Inc., 6320 South McCleod Road, #1, said he concurs with staff's conditions.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 60 - VAC-0028-02

MINUTES - Continued:

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:21 - 10:22)

3-2200

CONDITIONS:

1. Coordinate with the Collection Systems Planning Section of the Department of Public Works to provide a new public sewer line to a location and depth acceptable to the City Engineer. All required sewer easements for the new sewer line shall be granted to the City and the new sewer line shall be constructed and accepted for maintenance prior to the recordation of this vacation. *(Public Works)*
2. Development of these sites shall comply with all applicable conditions of approval for the Pine Cove subdivisions. *(Public Works)*
3. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation and Relinquishment of Interest. *(Public Works)*
4. All development shall be in conformance with Code requirements and Design Standards of all City Departments. *(Planning and Development)*

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 60 - VAC-0028-02

CONDITIONS - Continued:

5. The Order of Vacation and Relinquishment of Interest shall not be recorded until all of the above conditions have been met provided, however, that Condition #3 may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated must be retained. *(Public Works)*
6. If the Order of Vacation and Relinquishment of Interest are not recorded within one (1) year after approval by the City Council or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted. *(Planning and Development)*

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0108-63(32) - KATSUM, LIMITED LIABILITY COMPANY ON BEHALF OF PATCO BUILDING SYSTEMS - Request for a Site Development Plan Review FOR AN ADDITION TO, AND RENOVATION OF AN EXISTING BUILDING on 0.69 acres located at 2950 West Sahara Avenue (APN: 162-05-816-006), C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

BUCKLEY - APPROVED subject to conditions - UNANIMOUS

This is final action.

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

JOEL McCULLOCH, Planning and Development, stated this financial institution is a permitted use in the C-1 (Limited Commercial) zoning district and will be compatible with the existing and future land uses in the area. The proposed addition will match the existing structure and parking is being provided in excess of Title 19A requirements. The existing drive-thru aisle should be replaced with landscaping materials and a master sign plan approved prior to the issuance of building permits or a Certificate of Occupancy. Staff recommended approval subject to the conditions.

ROBERT BELLEW, 2800 West Sahara Avenue, appeared in order to represent the applicant.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 61 - Z-0108-63(32)

MINUTES - Continued:

He concurred with the conditions.

No one appeared in opposition.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(10:22 - 10:24)

3-2240

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect landscaping provided throughout the existing drive-through aisle area with the exception of the first 19-feet which shall be striped for use as a parking space.
4. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
6. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 61 - Z-0108-63(32)

CONDITIONS - Continued:

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - Z-0050-98(1) - CLARK COUNTY - Request for a Site Development Plan Review FOR A PARKING LOT and for a Waiver of the Downtown Centennial Plan Landscape Requirements on 1.05 acres located at 428 Casino Center Boulevard (APN: 139-34-210-036 through 041), R-4 (High Density Residential) Zone under Resolution of Intent to C-V (Civic), Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions with Condition 2 amended as follows:

2. Sidewalk to be 10 feet on the Casino Center side and 5-feet on the Clark and First Street sides.

- UNANIMOUS with BUCKLEY and GALATI abstaining as Clark County is a client of their firms.

This is final action.

MINUTES:

JOEL McCULLOCH, Planning and Development, stated a parking lot is an appropriate use for the subject parcels in conjunction with the Detention Center, as long as the proposed conditions are complied with. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 62 - Z-0050-98(1)

MINUTES - Continued:

MARK CRISMON, Jacob Facilities, 428 Casino Center, appeared on behalf of Clark County and the Metropolitan Police Department. He was concerned about Condition 2 in regard to the sidewalk on Clark Avenue and First Street. The sidewalk is actually only 5-feet wide and in that condition it indicates a 10-foot wide sidewalk. However, the sidewalk will be 10 feet on the Casino Center side and 5-feet on the Clark and First Street sides.

There was no further discussion.

(10:24 - 10:26)
3-2300

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Submit for review and approval, by staff, a revised landscape plan depicting the parking lot screen fence at eight feet tall and that meets the intent of Graphic 9 of the Downtown Centennial Plan, adding 24-inch box trees approximately 35-feet apart along Clark Avenue and First Street of a type agreeable to the Planning Department and applicant that will alleviate safety concerns, relocating or burying any existing utility lines, and providing a five-foot amenity zone, 10-foot wide sidewalk and 8-foot parkway along all street frontages.
3. All development shall be in conformance with the site plan, except as amended by conditions herein.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
6. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 62 - Z-0050-98(1)

CONDITIONS - Continued:

7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

10. Dedicate a 10-foot radii on the northeast corner of First Street and Clark Avenue and the northwest corner of Casino Center Boulevard and Clark Avenue prior to the issuance of any permits.
11. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways on Clark Avenue and Casino Center Boulevard shall be designed, located and constructed in accordance with Standard Drawing #222a.
12. The proposed gated entries shall remain open during normal business hours. This condition may be modified if electronic gates are installed.
13. Site development to comply with all applicable conditions of approval for Z-50-98 (the Regional Justice Center) and all other site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

ABEYANCE - SD-0009-02 - CHARLES W. AND VICKI L. SATHER ON BEHALF OF BAUCHMAN GAMING - Request for a Site Development Plan Review and a Reduction in the Amount of Required Perimeter and Parking Lot Landscaping FOR A PROPOSED 45 SPACE PARKING LOT ADDITION on 0.39 acres located adjacent to the northwest corner of Spring Road and Willow Trail (APN: 139-19-703-017), C-2 (General Commercial) Zone, Ward 5 (Weekly).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions - UNANIMOUS

This is final action.

MINUTES:

LAURA MARTIN, Planning and Development, stated the applicant has submitted a revised site plan that shows the entire Wildfire Casino site. The landscaping in the parking area has not been altered from the original landscape plan. There is an additional condition to have the landscape plan revised to plant Mondale Pine trees 15-feet on center along Spring Road with appropriate shrubs and ground cover. In regard to the request for a temporary waiver of landscape and wall improvements along the western property line, staff finds this request reasonable subject to a condition that decorative landscape rock and 5-gallon shrubs are provided in the interim. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 63 - SD-0009-02

MINUTES - Continued:

JOHN BAUCHMAN, Bauchman Gaming Ventures, 1901 North Rancho Drive, said he concurred with staff's conditions.

KEN ERLANGER, KJE Engineers, Inc., 3514 East Tropicana Avenue, #2, appeared in order to represent the applicant. He asked what staff is requiring in regard to the block wall. MS. MARTIN replied that staff recommended the landscape improvements be waived along the western property line. However, staff would like shrubs planted along that property line. The landscape improvements would be deferred until 7/7/2003. MR. BAUCHMAN concurred with the condition.

CHAIRMAN GALATI asked where the access would be located for the parking lot. MR. ERLANGER pointed out on the overhead monitor where the access would be located. The landscape strip in-between the two parking lots would be removed.

There was no further discussion.

(10:36 - 10:30)

3-2430

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box Mondale Pines planted a maximum of 15 feet on-center and a minimum of four five-gallon shrubs for each tree within provided along Spring Road and along the west property line. All groundcover shall meet the intent of the Las Vegas Urban Design Guidelines and Standards.
3. The applicant shall provide decorative rock and five-gallon shrubs planted five feet on center in the western-most landscape planter on a temporary basis until either July 7, 2003 or an application for a Site Development Plan Review for a parking lot addition on the adjacent parcel to the west is submitted to the Planning and Development Department, and approved by the Planning Commission, which ever occurs first.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 63 - SD-0009-02

CONDITIONS - Continued:

4. All landscape plantings/improvements indicated on the landscape plan and as amended with conditions, shall be installed by no later than July 7, 2003, unless an application for a Site Development Plan Review for a parking lot addition on the adjacent parcel to the west is submitted to the Planning and Development Department and approved by Planning Commission.
5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
10. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
12. All City Code requirements and design standards of all City departments must be satisfied.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 63 - SD-0009-02

CONDITIONS - Continued:

Public Works

13. Construct half-street improvements including appropriate overpaving on Spring Road adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
14. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
15. An update to the approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Final Map for this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. This site is in a FEMA Flood Zone "A".

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0076-98(29) - CENTENNIAL CROSSROADS PLAZA, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review TO MODIFY ONE PAD SITE AND THE LAYOUT OF ONE PARKING AREA located adjacent to the west side of John Herbert Boulevard, between Buffalo Drive and Sky Pointe Drive (APN: 125-21-810-006), TC (Town Center) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

GOYNES - APPROVED subject to conditions - UNANIMOUS with BUCKLEY and TRUESDELL abstaining as this application involves clients of their firms

This is final action.

MINUTES:

JOEL McCULLOCH, Planning and Development, stated this proposed amendment to an approved site development plan is minor in nature and will not affect the overall site design as approved under Z-0076-98(14). Staff recommended approval subject to the conditions.

JENNIFER LAZOVICH, Kummer Kaempfer Bonner & Renshaw, 3800 Howard Hughes Parkway, 7th Floor, appeared in order to represent the applicant. She concurred with staff's conditions.

There was no further discussion.

(10:30 - 10:31)

3-2600

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 64 - Z-0076-98(20)

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Conformance to the approved landscaping plan of Site Development Plan Review of Z-0076-98(10).
3. Conformance to the approved elevation drawings of Site Development Plan Review of Z-0076-98(10), the elevations for the drive-thru canopy shall be architecturally compatible with the main building.
4. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
5. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

6. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
7. Site development to comply with all applicable previous conditions of approval for Zoning Reclassification Z-76-98, the Buffalo/95 Regency Commercial Subdivision and all subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

Z-0058-00(2) - WEST GOWAN, LIMITED LIABILITY COMPANY - Request for a Site Development Plan Review FOR THE REDESIGN OF A PREVIOUSLY APPROVED OFFICE DEVELOPMENT on 4.1 acres located adjacent to the south side of the Gowan Road alignment and the west side of the Beltway alignment (APN: 137-12-301-007), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to P-D (Planned Development) Zone, Ward 4 (Brown).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

QUINN - APPROVED subject to conditions and additional condition as follows:

- **Freestanding signage on this site is limited to one 25 foot tall and two 7 foot tall monument signs.**

- UNANIMOUS

This is final action.

MINUTES:

JOEL McCULLOCH, Planning and Development, stated this proposed amendment to an approved Site Development Plan Review is minor in nature and will not affect the overall site design as approved under Z-0058-00(1). Staff would like to add a condition that will supercede Condition 5 of the original site plan review. That condition limited signs to a maximum of 12 feet. The new Condition 5 will state that freestanding signage is limited to one 25 foot tall and two 7-foot tall monument signs. Staff recommended approval subject to the conditions.

JASON LYBBET, 7490 West Sahara Avenue, appeared on behalf of the applicant. He concurred with the conditions.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 65 - Z-0058-00(2)

MINUTES - Continued:

There was no further discussion.

(10:31 - 10:33)

3-2680

CONDITIONS:

Planning and Development

1. The applicant and Planning and Development staff shall cooperatively prepare a mutually acceptable method of compliance with the requirement for contribution to the future development of Park 2.

Public Works

2. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
3. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
4. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-58-00 and Z-0058-00(1) all other subsequent site-related actions.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SD-0007-02 - PETERSON BROTHERS EQUIPMENT - Request for a Site Development Plan Review FOR A PROPOSED 7,033 SQUARE FOOT MULTI-TENANT AUTO RELATED FACILITY (PHASE I) AND FOR A REDUCTION IN THE PERIMETER AND PARKING LOT LANDSCAPE PLANTER ISLAND REQUIREMENTS on 1.32 acres located adjacent to the north side of Ricky Road approximately 215 feet east of Rancho Drive (APN: 138-12-710-055 and 056), C-2 (General Commercial) Zone, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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City Council Meeting

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RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

BUCKLEY - APPROVED subject to conditions - UNANIMOUS

This is final action.

MINUTES:

LAURA MARTIN, Planning and Development, stated this application is for Phase 1. Access to the site is from a single driveway to Ricky Road. An L-shaped building is shown on the north and east portions of the site. Parking for the multi-use development is centrally provided with 63 parking spaces, including four handicapped spaces. A partial reduction in the perimeter and parking lot landscape requirements is appropriate due to the elongated shape of the site. There is a condition to revise the site plan to meet parking stalls and drive aisles with a requirement to provide additional landscaping within the parking area. Staff recommended approval subject to the conditions.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 66 - SD-0007-02

MINUTES - Continued:

DEWEY JONES, 4815 West Russell Road, #18R, appeared in order to represent the applicant. He was concerned about Conditions 4, 5, 11, 15, 17 and 18. They just completed a commercial subdivision on this parcel. On the site plan there is a requirement of a five-foot wide plant strip. In order to maintain the 24-foot wide driveways for the circulation, that plant strip is not possible. In order to compensate for the five-foot narrowing down to nothing, the trees and island have been clustered, which would meet the requirement. CHAIRMAN GALATI felt they could put in landscaping where feasible. MR. JONES said that there is already a six foot concrete block wall that is about six years old constructed around the perimeter of this building.

COMMISSIONER EVANS asked MR. JONES if he has had an opportunity to talk with staff about his concerns. MR. JONES said he has not talked with staff.

MR. McCULLOCH added that if it is a new wall they would have to have 20% contrasting materials. Staff would not object to having this item held in abeyance for 30 days.

COMMISSIONER BUCKLEY felt the conditions could be worked out with staff.

There was no further discussion.

(10:33 - 10:38)

3-2770

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect: one handicap van accessible parking stall per Section 19A.10.010(G); indicate 24 foot wide drive aisles and parking stalls that meet the minimum requirements of Section 19A.10.010(J).

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 66 - SD-0007-02

CONDITIONS - Continued:

4. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect a minimum five foot wide landscape planter, where feasible, in the central parking area extending from north to south, with trees planted fifteen feet on center, and a minimum of four (4) five-gallon shrubs for each tree within provided planter. All shrubs and groundcover shall meet the intent of the Las Vegas Urban Design Guidelines and Standards.
5. The building elevations for the side and rear elevations shall be submitted to and approved by Planning and Development Department staff, prior to the time application is made for a building permit. Architectural features to enhance façade articulation shall be depicted on the side and rear building elevations.
6. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
7. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 66 - SD-0007-02

CONDITIONS - Continued:

11. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
13. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

14. Construct all incomplete half-street improvements on Ricky Road adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
15. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
16. Construct public sewer in Ricky Road to the west edge of this site at a location acceptable to the City Planning Engineer.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 66 - SD-0007-02

CONDITIONS - Continued:

17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

18. Meet with the Flood Control section of the Department of Public Works to discuss drainage related issues for this site prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways (if any) recommended by the Flood Control section.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT

PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

SD-0015-02 - SUZANNE GALANOS ON BEHALF OF NEVADA TELEPHONE -
Request for a Site Development Plan Review and a Waiver of the Downtown Centennial Plan Landscape Requirements FOR A TWO-STORY 2,790 SQUARE FOOT ADDITION TO AN EXISTING OFFICE on 1.0 acre located at 1700 South Main Street (APN: 162-03-301-002), C-2 (General Commercial) Zone, Ward 3 (Reese).

PROTESTS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

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APPROVALS RECEIVED BEFORE:

**Planning Commission Mtg.
City Council Meeting**

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application
3. Staff Report

MOTION:

EVANS - APPROVED subject to conditions - UNANIMOUS

This is final action.

MINUTES:

LAURA MARTIN, Planning and Development, stated the addition will be located on the south end of the existing building. It will be utilized for additional employees and storage space. Staff has a condition to revise the site plan to provide one additional handicapped parking space. The requested waiver of the Downtown Centennial Plan landscape requirements is appropriate due to the nature of the business and finds the existing on-site landscaping and proposed Mexican Fan Palms located on the southern portions of the existing and proposed building are adequate. Staff recommended approval subject to the conditions.

BOB JANKOVICS, President of Nevada Telephone, 1700 South Main Street, appeared with his daughter, SUZANNE GALANOS. They concurred with staff's conditions.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 67 - SD-0015-02

MINUTES - Continued:

There was no further discussion.

(10:38 - 10:39)

3-3040

CONDITIONS:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect one additional handicap parking space for a total of three handicap parking spaces (including one handicap van accessible space). All handicap parking spaces shall meet the minimum design requirements of Section 19.10.010(G3a) of Title 19.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 67 - SD-0015-02

CONDITIONS - Continued:

8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

10. Dedicate an additional 39 feet of right-of-way for a total radius of 54 feet on the southwest corner of Oakey Boulevard and Main Street and dedicate an additional 5 feet of right-of-way for a total half-street width of 45 feet on Main Street adjacent to this site in accordance with the adopted Master Plan of Streets and Highways prior to the issuance of any permits. This condition may be modified if the applicant provides proof of existing permanent signage or other private improvements that are intended to remain within the area to be dedicated. In the event additional radius dedication is not provided, a traffic signal chord easement shall be granted prior to the issuance of permits.
11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. All new driveways or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a. Driveways on Main Street shall also comply with the requirements of the Nevada Department of Transportation.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 67 - SD-0015-02

CONDITIONS - Continued:

13. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

14. Landscape and maintain all unimproved right-of-way on Main Street and Oakey Boulevard adjacent to this site.
15. Submit an Encroachment Agreement for all landscaping and private improvements located in the Main Street and Oakey Boulevard public rights-of-way adjacent to this site prior to occupancy of this site.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TA-0006-02 - CITY OF LAS VEGAS - Discussion and possible action to amend the Town Center Development Standards to permit commercial uses in the M-TC (Medium Density Residential - Town Center) by conditional approval, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

GOYNES - APPROVED - UNANIMOUS

To be forwarded to the City Council in Ordinance form.

MINUTES:

CHAIRMAN GALATI called this item forward after Item 21 [GPA-0008-02] and Item 22 [Z-0022-02]. He declared the Public Hearing open.

KYLE WALTON, Planning and Development, stated there has been a request made by a property owner that has land in the center of Town Center. The land is off Elkhorn and El Capitan Way. It is designated as M (Medium Density). The property owner is proposing to take a portion of their property to use it for commercial, which would be supportive of their multi-family project, plus the urban center districts where there is high density residential. This is consistent with mixing commercial and residential by providing for commercial and employment needs for the residents living in the area.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 68 - TA-0006-02

MINUTES - Continued:

CHAIRMAN GALATI asked if commercial is allowed in the M-TC (Medium Density Residential - Town Center) whether it would delude the ability to get high density commercial. MR. WALTON responded that M-TC would be consistent with high density commercial because there is only one location for Medium Density in the heart of Town Center. Initially there will probably be smaller densities. Recently a project was reviewed that consisted of three parcels on El Capitan Way next to the freeway/beltway interchange. Originally the plan was that the area would be Urban Center Mixed and the applicant asked if the density could come down to Suburban Mixed, which is Medium Density. The residents understand that the City has the desire to mix the residential and commercial together and provide an employment base, plus all the facilities the residents need. The densities will be increasing in the future.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:11 - 8:16)

2-1370

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

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CONSENT

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DISCUSSION

SUBJECT:

TA-0007-02 - CITY OF LAS VEGAS - Discussion and possible action to amend Section 19.06.110.E of the Zoning Code to clarify the landscaping requirement for projects in the Centennial Hills Town Center, Ward 6 (Mack).

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.
City Council Meeting

0

RECOMMENDATION:

Staff recommends APPROVAL.

BACKUP DOCUMENTATION:

1. Location Map
2. Conditions For This Application - Not Applicable
3. Staff Report

MOTION:

BUCKLEY - ABEYANCE to the 5/9/2002 Planning Commission meeting - UNANIMOUS

MINUTES:

CHAIRMAN GALATI declared the Public Hearing open.

KYLE WALTON, Planning and Development, stated this Text Amendment pertains to an adjustment of the description of the landscaping requirement in the Zoning Code. In the Town Center section there is a paragraph (Section 19.06.110(E)) which indicates that development in Town Center will be required to have a certain amount of landscaping incorporated under their designs. At the present time, that standard is 20% of the land area that a project needs to have landscaping. As time has progressed with the growth of the businesses that are happening on the southwest quadrant of US95 and the Beltway in the Centennial Hills area, staff is beginning to see that 20% is too much to expect out of a small lot. Therefore, additional language is being proposed that the landscaping pertains to an overall project.

No one appeared in opposition.

PLANNING COMMISSION MEETING OF APRIL 25, 2002
Planning and Development Department
Item 69 - TA-0007-02

MINUTES - Continued:

COMMISSIONER EVANS asked if this will be lowering the bar and how the 20% rule was arrived at. MR. WALTON responded that he has been working on Town Center for over five years and 20% was prior to that time. ROBERT GENZER, Planning and Development, explained that the issue is how the 20% is applied. The issue surfaces when an individual site is being reviewed. Sometimes 20% is too much open space. The bar is not being lowered. Perhaps this item could be held and placed back on the agenda to provide additional information.

There was no further discussion.

CHAIRMAN GALATI declared the Public Hearing closed.

(8:16 - 8:27)

2-1540



PLANNING COMMISSION AGENDA
PLANNING COMMISSION MEETING OF: APRIL 25, 2002

CITIZENS PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE PLANNING COMMISSION AGENDA CANNOT BE ACTED UPON BY THE PLANNING COMMISSION UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN COMPLIED WITH. THEREFORE, ACTION ON SUCH ITEMS WILL HAVE TO BE CONSIDERED AT A LATER TIME.

NONE

MEETING ADJOURNED AT 10:40 P.M.

Respectfully submitted:

ANGELA CROLLI, DEPUTY CITY CLERK

LINDA OWENS, DEPUTY CITY CLERK